

# Local Market Update for December 2018

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.



## South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	7	3	- 57.1%	142	120	- 15.5%
Pending Sales	4	3	- 25.0%	61	63	+ 3.3%
Closed Sales	2	1	- 50.0%	62	63	+ 1.6%
Days on Market Until Sale	168	46	- 72.6%	148	176	+ 18.9%
Median Sales Price*	\$174,100	\$57,000	- 67.3%	\$135,000	\$136,750	+ 1.3%
Average Sales Price*	\$174,100	\$57,000	- 67.3%	\$136,381	\$145,681	+ 6.8%
Percent of List Price Received*	90.1%	82.6%	- 8.3%	91.5%	92.4%	+ 1.0%
Inventory of Homes for Sale	76	61	- 19.7%	--	--	--
Months Supply of Inventory	15.0	11.6	- 22.7%	--	--	--

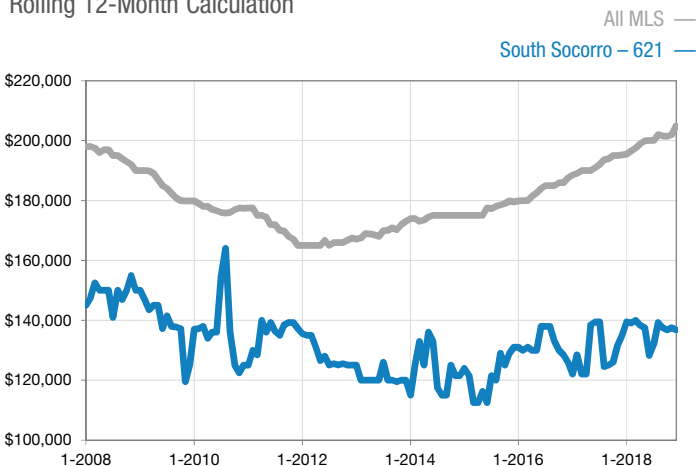
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	2	0	- 100.0%	9	9	0.0%
Pending Sales	0	0	0.0%	5	7	+ 40.0%
Closed Sales	0	0	0.0%	5	7	+ 40.0%
Days on Market Until Sale	--	--	--	203	70	- 65.5%
Median Sales Price*	--	--	--	\$114,500	\$122,000	+ 6.6%
Average Sales Price*	--	--	--	\$117,400	\$114,500	- 2.5%
Percent of List Price Received*	--	--	--	97.1%	99.2%	+ 2.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

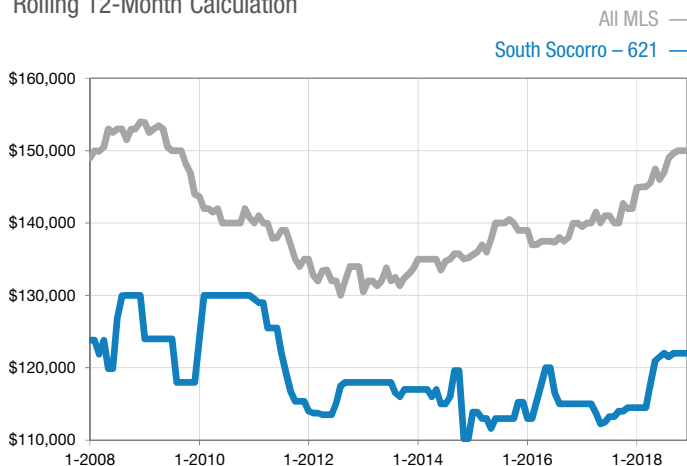
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.