

Local Market Update for December 2018

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	64	52	- 18.8%	1,133	1,109	- 2.1%
Pending Sales	39	45	+ 15.4%	719	758	+ 5.4%
Closed Sales	53	47	- 11.3%	717	750	+ 4.6%
Days on Market Until Sale	65	59	- 9.2%	52	49	- 5.8%
Median Sales Price*	\$239,000	\$260,000	+ 8.8%	\$228,000	\$234,000	+ 2.6%
Average Sales Price*	\$261,259	\$276,598	+ 5.9%	\$246,827	\$256,045	+ 3.7%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	190	168	- 11.6%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--

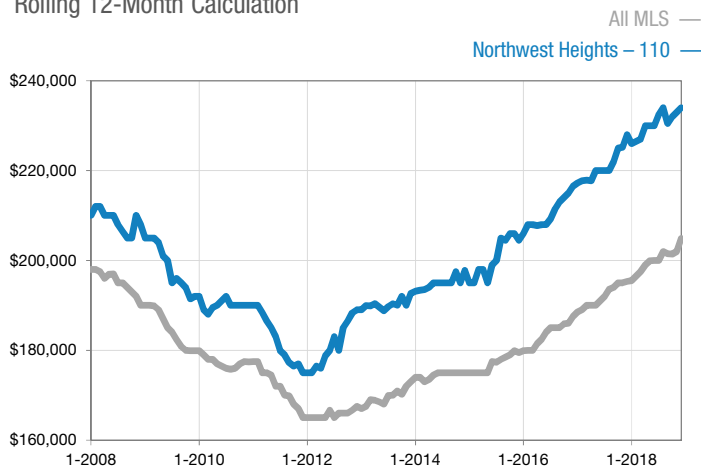
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	1	--	59	60	+ 1.7%
Pending Sales	1	2	+ 100.0%	38	46	+ 21.1%
Closed Sales	4	2	- 50.0%	41	46	+ 12.2%
Days on Market Until Sale	18	29	+ 61.1%	38	31	- 18.4%
Median Sales Price*	\$162,500	\$170,000	+ 4.6%	\$140,000	\$141,000	+ 0.7%
Average Sales Price*	\$184,500	\$170,000	- 7.9%	\$178,727	\$168,164	- 5.9%
Percent of List Price Received*	97.3%	97.1%	- 0.2%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

* 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.

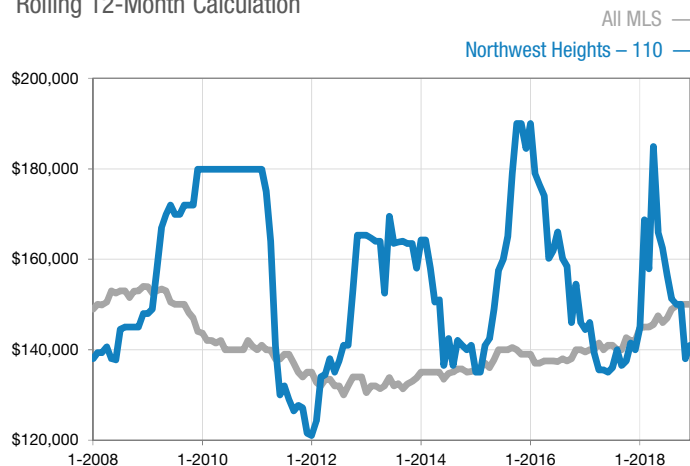
Median Sales Price - Single-Family Detached

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.