

Local Market Update for December 2018

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



Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	8	14	+ 75.0%	147	171	+ 16.3%
Pending Sales	8	9	+ 12.5%	112	137	+ 22.3%
Closed Sales	11	8	- 27.3%	110	137	+ 24.5%
Days on Market Until Sale	34	55	+ 61.8%	48	44	- 8.3%
Median Sales Price*	\$120,000	\$139,000	+ 15.8%	\$125,000	\$135,000	+ 8.0%
Average Sales Price*	\$118,257	\$135,999	+ 15.0%	\$123,316	\$136,611	+ 10.8%
Percent of List Price Received*	99.7%	94.7%	- 5.0%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--

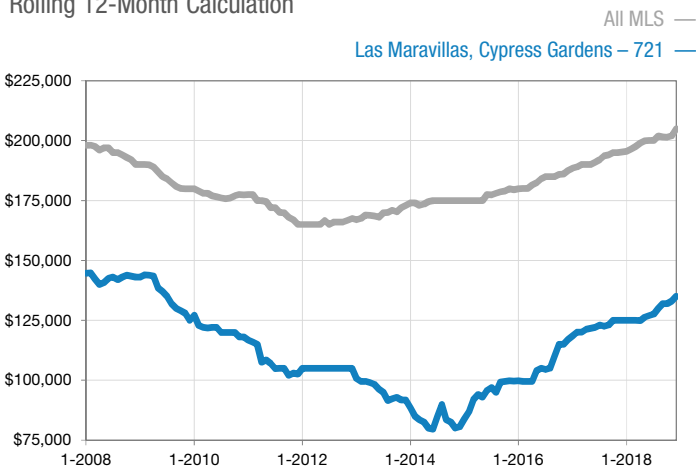
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

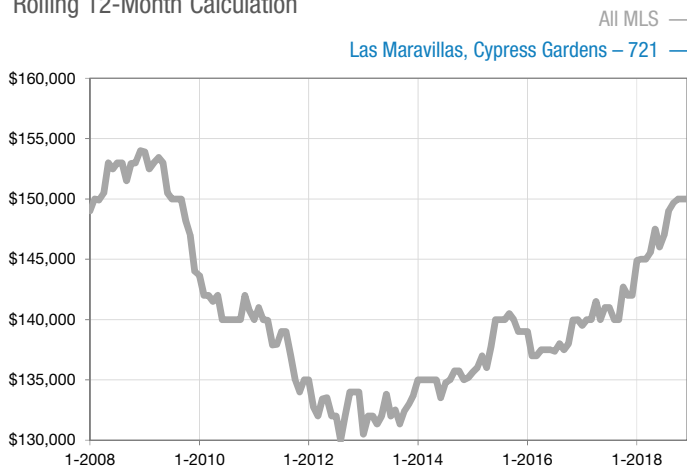
Median Sales Price - Single-Family Detached

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.