

# Local Market Update for December 2018

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



## 87121

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	72	86	+ 19.4%	1,212	1,252	+ 3.3%
Pending Sales	50	70	+ 40.0%	917	1,036	+ 13.0%
Closed Sales	92	70	- 23.9%	897	1,014	+ 13.0%
Days on Market Until Sale	33	41	+ 24.2%	33	33	0.0%
Median Sales Price*	\$143,907	\$148,200	+ 3.0%	\$139,000	\$150,000	+ 7.9%
Average Sales Price*	\$149,944	\$154,553	+ 3.1%	\$140,751	\$152,630	+ 8.4%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	199	129	- 35.2%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--

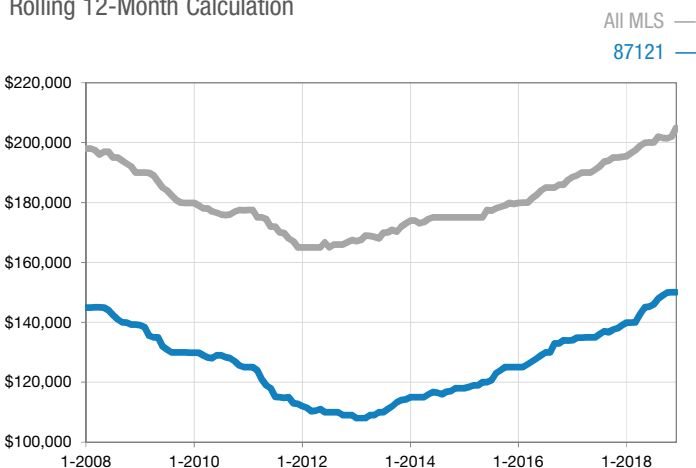
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	3	3	0.0%	29	28	- 3.4%
Pending Sales	3	1	- 66.7%	19	21	+ 10.5%
Closed Sales	2	2	0.0%	18	23	+ 27.8%
Days on Market Until Sale	75	38	- 49.3%	38	41	+ 7.9%
Median Sales Price*	\$66,863	\$108,750	+ 62.6%	\$82,450	\$115,000	+ 39.5%
Average Sales Price*	\$66,863	\$108,750	+ 62.6%	\$81,554	\$126,144	+ 54.7%
Percent of List Price Received*	92.3%	94.3%	+ 2.2%	97.0%	96.2%	- 0.8%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	2.8	4.7	+ 67.9%	--	--	--

\* 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.

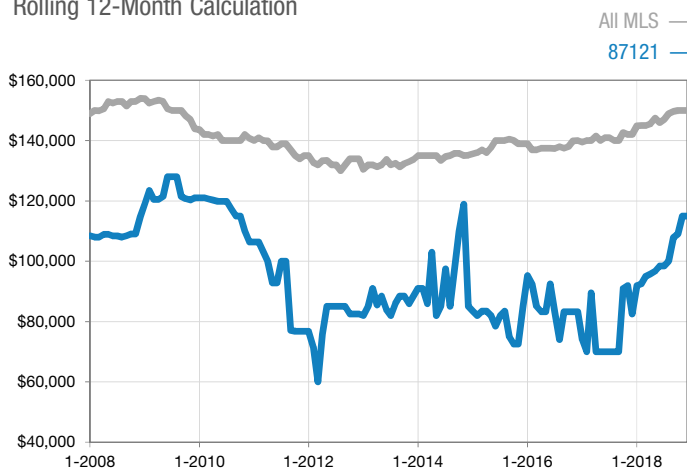
### Median Sales Price - Single-Family Detached

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.