

# Local Market Update for December 2018

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



## Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	6	7	+ 16.7%	135	139	+ 3.0%
Pending Sales	6	9	+ 50.0%	93	104	+ 11.8%
Closed Sales	5	6	+ 20.0%	87	102	+ 17.2%
Days on Market Until Sale	54	70	+ 29.6%	37	55	+ 48.6%
Median Sales Price*	\$165,000	\$185,000	+ 12.1%	\$142,500	\$174,400	+ 22.4%
Average Sales Price*	\$170,480	\$229,200	+ 34.4%	\$164,240	\$201,113	+ 22.5%
Percent of List Price Received*	97.1%	95.1%	- 2.1%	97.3%	97.6%	+ 0.3%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	3.6	2.5	- 30.6%	--	--	--

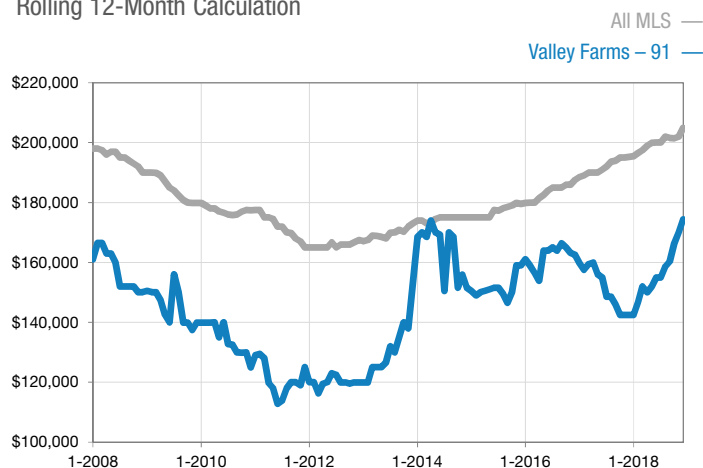
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	0	0.0%	0	1	--
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.

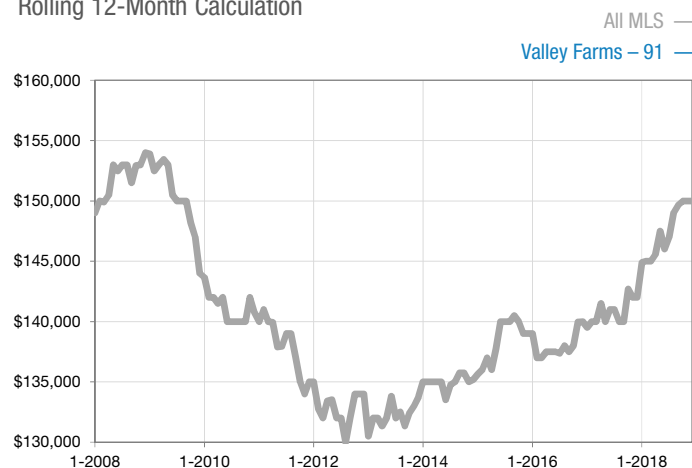
### Median Sales Price - Single-Family Detached

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.