

Local Market Update for December 2018

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



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Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	30	39	+ 30.0%	849	824	- 2.9%
Pending Sales	29	43	+ 48.3%	610	633	+ 3.8%
Closed Sales	40	44	+ 10.0%	616	616	0.0%
Days on Market Until Sale	51	51	0.0%	38	36	- 5.3%
Median Sales Price*	\$175,750	\$175,437	- 0.2%	\$175,000	\$185,000	+ 5.7%
Average Sales Price*	\$191,864	\$204,470	+ 6.6%	\$194,601	\$208,843	+ 7.3%
Percent of List Price Received*	96.9%	97.3%	+ 0.4%	98.3%	98.1%	- 0.2%
Inventory of Homes for Sale	118	95	- 19.5%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

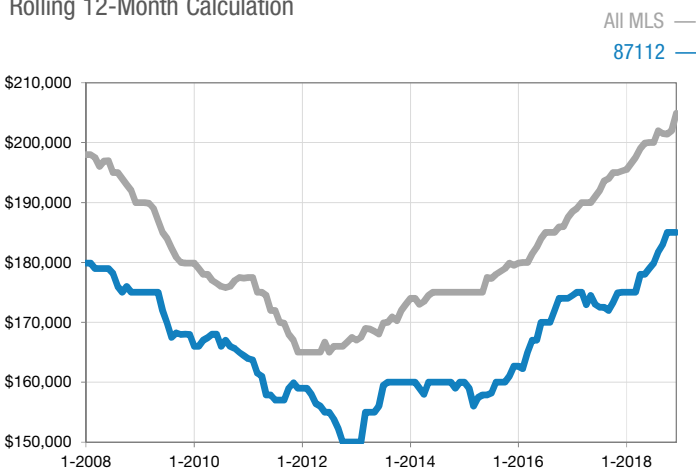
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	2	5	+ 150.0%	82	81	- 1.2%
Pending Sales	4	8	+ 100.0%	64	58	- 9.4%
Closed Sales	5	1	- 80.0%	61	52	- 14.8%
Days on Market Until Sale	65	85	+ 30.8%	44	32	- 27.3%
Median Sales Price*	\$130,000	\$187,000	+ 43.8%	\$147,000	\$152,000	+ 3.4%
Average Sales Price*	\$167,200	\$187,000	+ 11.8%	\$151,615	\$157,411	+ 3.8%
Percent of List Price Received*	96.3%	97.4%	+ 1.1%	97.6%	97.6%	0.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

* 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.

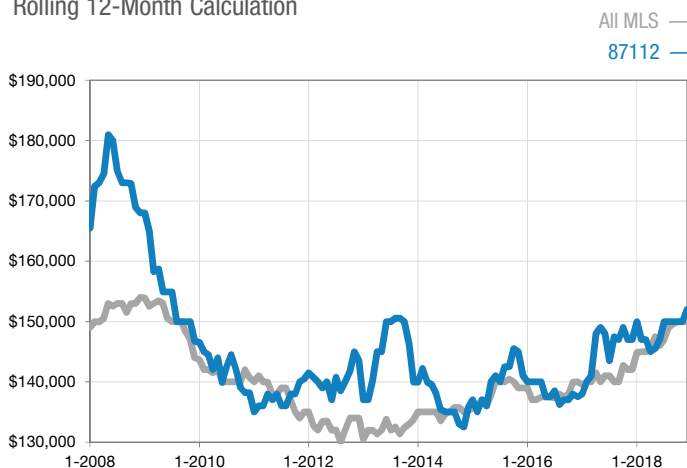
Median Sales Price - Single-Family Detached

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.