

Local Market Update for December 2018

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	7	11	+ 57.1%	279	331	+ 18.6%
Pending Sales	12	23	+ 91.7%	198	247	+ 24.7%
Closed Sales	15	19	+ 26.7%	200	238	+ 19.0%
Days on Market Until Sale	99	60	- 39.4%	39	45	+ 15.4%
Median Sales Price*	\$235,000	\$246,500	+ 4.9%	\$234,000	\$250,000	+ 6.8%
Average Sales Price*	\$260,483	\$243,545	- 6.5%	\$245,237	\$259,753	+ 5.9%
Percent of List Price Received*	97.8%	97.1%	- 0.7%	97.8%	97.9%	+ 0.1%
Inventory of Homes for Sale	36	36	0.0%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

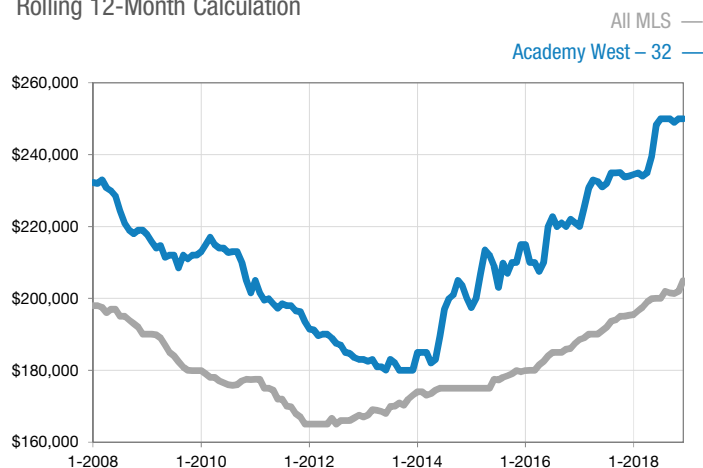
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	7	12	+ 71.4%	189	158	- 16.4%
Pending Sales	4	12	+ 200.0%	145	142	- 2.1%
Closed Sales	9	12	+ 33.3%	151	135	- 10.6%
Days on Market Until Sale	17	69	+ 305.9%	37	34	- 8.1%
Median Sales Price*	\$149,625	\$157,700	+ 5.4%	\$150,000	\$163,000	+ 8.7%
Average Sales Price*	\$166,534	\$171,373	+ 2.9%	\$156,584	\$165,188	+ 5.5%
Percent of List Price Received*	95.8%	99.0%	+ 3.3%	97.0%	98.0%	+ 1.0%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--

* 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.

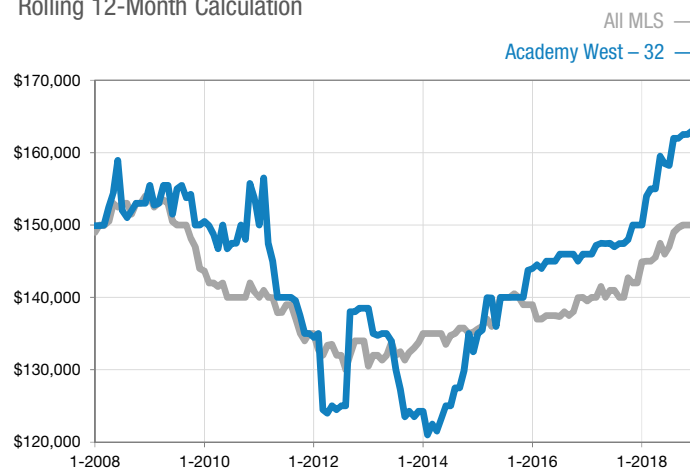
Median Sales Price - Single-Family Detached

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.