

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	31	33	+ 6.5%	741	676	- 8.8%
Pending Sales	22	34	+ 54.5%	476	526	+ 10.5%
Closed Sales	37	28	- 24.3%	484	516	+ 6.6%
Days on Market Until Sale	65	47	- 27.7%	47	42	- 10.6%
Median Sales Price*	\$215,000	\$249,950	+ 16.3%	\$195,000	\$208,000	+ 6.7%
Average Sales Price*	\$221,938	\$264,361	+ 19.1%	\$217,156	\$229,005	+ 5.5%
Percent of List Price Received*	98.6%	97.1%	- 1.5%	97.9%	98.1%	+ 0.2%
Inventory of Homes for Sale	126	83	- 34.1%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--

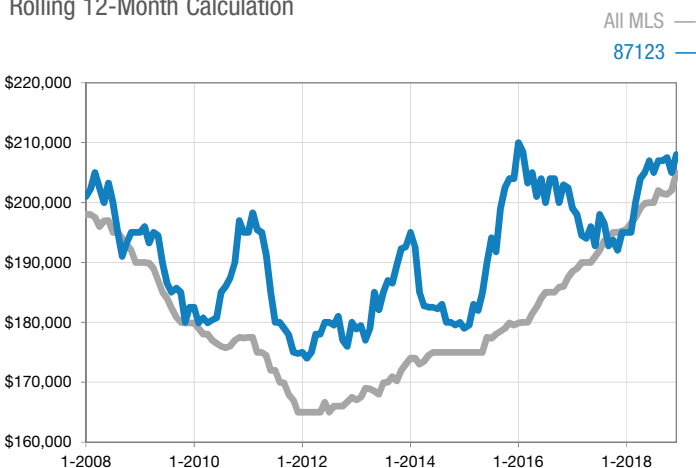
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	10	4	- 60.0%	193	132	- 31.6%
Pending Sales	7	4	- 42.9%	92	125	+ 35.9%
Closed Sales	7	12	+ 71.4%	88	127	+ 44.3%
Days on Market Until Sale	92	94	+ 2.2%	46	79	+ 71.7%
Median Sales Price*	\$156,000	\$160,000	+ 2.6%	\$154,500	\$165,000	+ 6.8%
Average Sales Price*	\$156,271	\$161,517	+ 3.4%	\$157,615	\$173,716	+ 10.2%
Percent of List Price Received*	95.8%	96.3%	+ 0.5%	97.4%	97.9%	+ 0.5%
Inventory of Homes for Sale	47	22	- 53.2%	--	--	--
Months Supply of Inventory	5.6	2.1	- 62.5%	--	--	--

* 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.

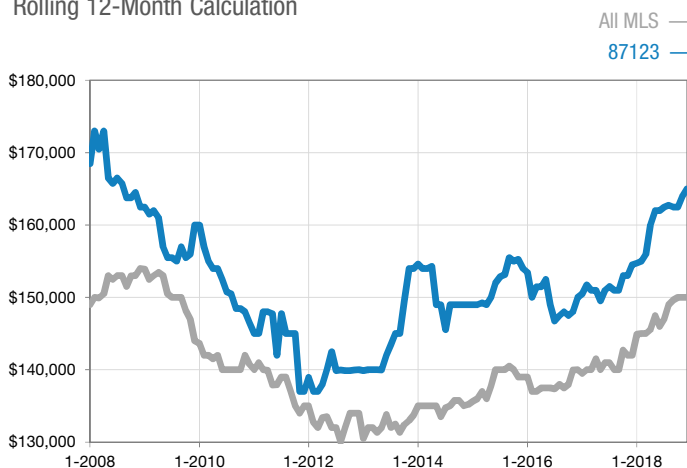
Median Sales Price - Single-Family Detached

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.