

# Local Market Update for December 2018

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



## West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	2	2	0.0%	57	37	- 35.1%
Pending Sales	2	2	0.0%	36	26	- 27.8%
Closed Sales	1	2	+ 100.0%	35	25	- 28.6%
Days on Market Until Sale	0	6	--	55	52	- 5.5%
Median Sales Price*	\$279,000	<b>\$355,000</b>	+ 27.2%	\$431,000	<b>\$400,000</b>	- 7.2%
Average Sales Price*	\$279,000	<b>\$355,000</b>	+ 27.2%	\$484,167	<b>\$461,036</b>	- 4.8%
Percent of List Price Received*	100.0%	<b>96.9%</b>	- 3.1%	96.6%	<b>96.9%</b>	+ 0.3%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

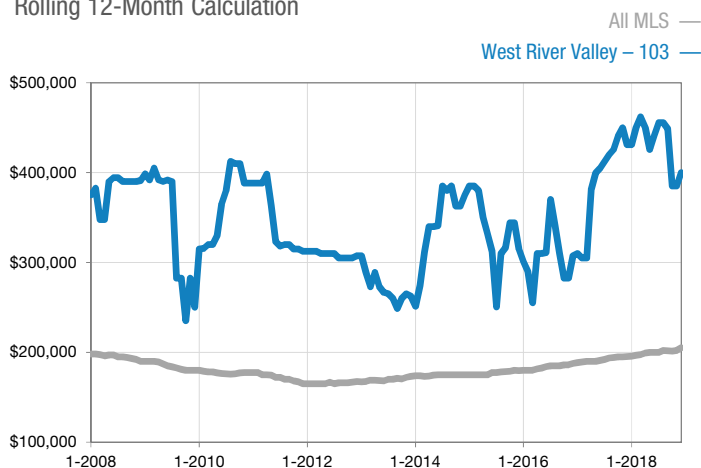
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	1	--	3	6	+ 100.0%
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	--	--	--	50	29	- 42.0%
Median Sales Price*	--	--	--	\$198,750	<b>\$216,500</b>	+ 8.9%
Average Sales Price*	--	--	--	\$198,750	<b>\$216,500</b>	+ 8.9%
Percent of List Price Received*	--	--	--	94.8%	<b>98.8%</b>	+ 4.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

\* 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.

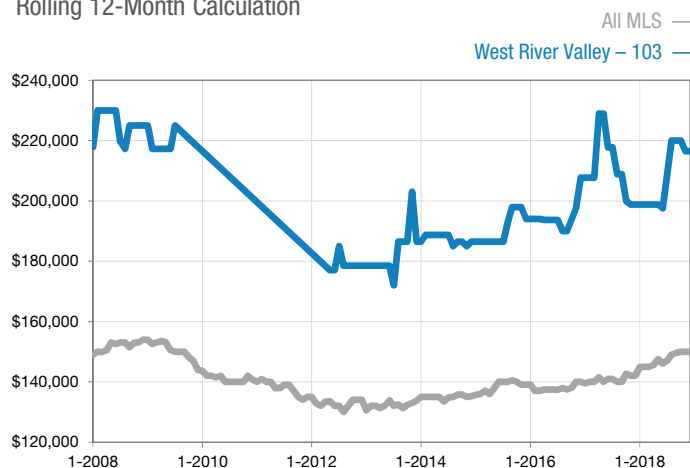
### Median Sales Price - Single-Family Detached

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.