

# Local Market Update for December 2018

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



## East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	5	4	- 20.0%	85	85	0.0%
Pending Sales	0	2	--	41	47	+ 14.6%
Closed Sales	3	3	0.0%	46	44	- 4.3%
Days on Market Until Sale	56	31	- 44.6%	75	44	- 41.3%
Median Sales Price*	\$199,900	<b>\$340,000</b>	+ 70.1%	\$198,950	<b>\$242,500</b>	+ 21.9%
Average Sales Price*	\$177,672	<b>\$356,142</b>	+ 100.4%	\$203,843	<b>\$252,662</b>	+ 23.9%
Percent of List Price Received*	101.9%	<b>98.8%</b>	- 3.0%	97.3%	<b>96.6%</b>	- 0.7%
Inventory of Homes for Sale	29	23	- 20.7%	--	--	--
Months Supply of Inventory	7.8	5.9	- 24.4%	--	--	--

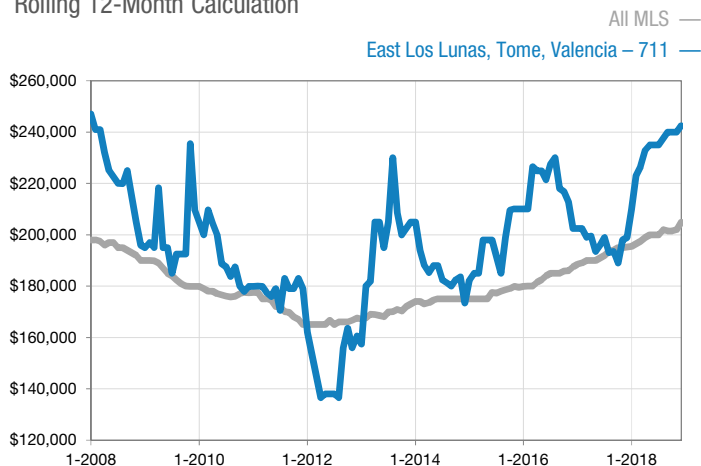
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	0.0%
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.

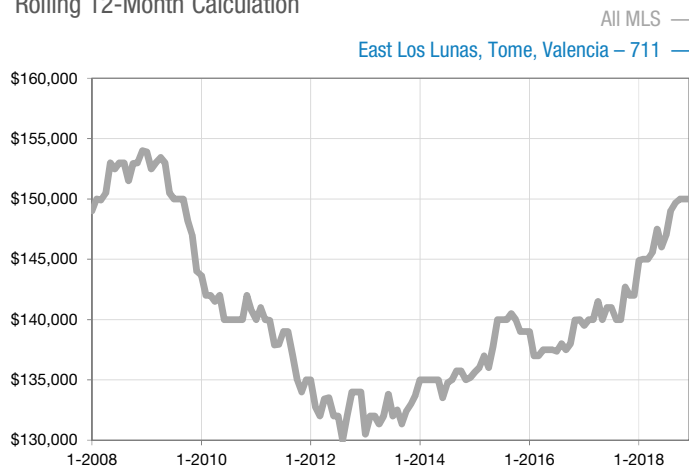
### Median Sales Price - Single-Family Detached

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.