

# Local Market Update for December 2018

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



## 87102

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	8	14	+ 75.0%	225	227	+ 0.9%
Pending Sales	12	9	- 25.0%	139	151	+ 8.6%
Closed Sales	16	7	- 56.3%	138	155	+ 12.3%
Days on Market Until Sale	28	106	+ 278.6%	44	67	+ 52.3%
Median Sales Price*	\$116,250	\$205,000	+ 76.3%	\$124,950	\$154,450	+ 23.6%
Average Sales Price*	\$123,935	\$203,857	+ 64.5%	\$141,199	\$167,525	+ 18.6%
Percent of List Price Received*	94.8%	94.8%	0.0%	96.1%	96.0%	- 0.1%
Inventory of Homes for Sale	53	37	- 30.2%	--	--	--
Months Supply of Inventory	4.6	2.9	- 37.0%	--	--	--

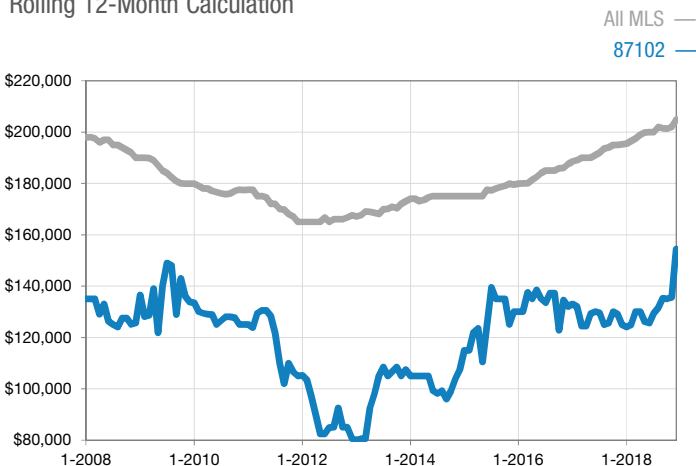
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	7	3	- 57.1%	115	97	- 15.7%
Pending Sales	3	2	- 33.3%	41	50	+ 22.0%
Closed Sales	6	3	- 50.0%	45	47	+ 4.4%
Days on Market Until Sale	82	99	+ 20.7%	69	73	+ 5.8%
Median Sales Price*	\$156,250	\$133,000	- 14.9%	\$150,000	\$147,000	- 2.0%
Average Sales Price*	\$163,667	\$147,333	- 10.0%	\$170,916	\$160,000	- 6.4%
Percent of List Price Received*	94.5%	100.3%	+ 6.1%	94.5%	95.9%	+ 1.5%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--
Months Supply of Inventory	7.0	6.2	- 11.4%	--	--	--

\* 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.

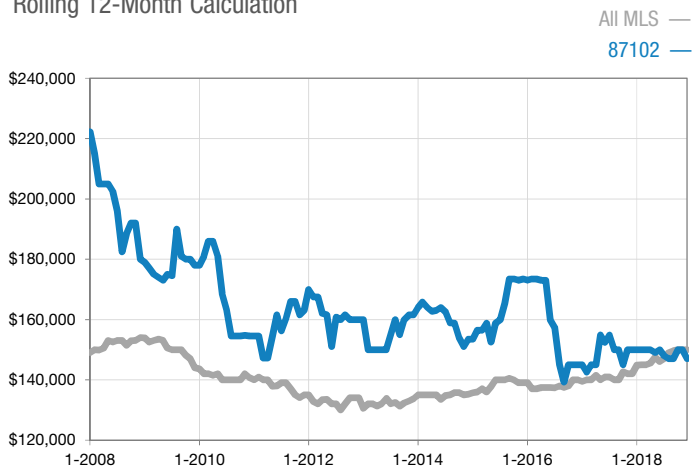
### Median Sales Price - Single-Family Detached

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.