

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	27	18	- 33.3%	478	488	+ 2.1%
Pending Sales	16	24	+ 50.0%	307	330	+ 7.5%
Closed Sales	30	17	- 43.3%	306	313	+ 2.3%
Days on Market Until Sale	70	41	- 41.4%	50	44	- 12.0%
Median Sales Price*	\$180,500	\$163,000	- 9.7%	\$160,750	\$175,000	+ 8.9%
Average Sales Price*	\$182,502	\$192,504	+ 5.5%	\$184,044	\$201,264	+ 9.4%
Percent of List Price Received*	95.9%	97.6%	+ 1.8%	97.5%	97.4%	- 0.1%
Inventory of Homes for Sale	82	65	- 20.7%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--

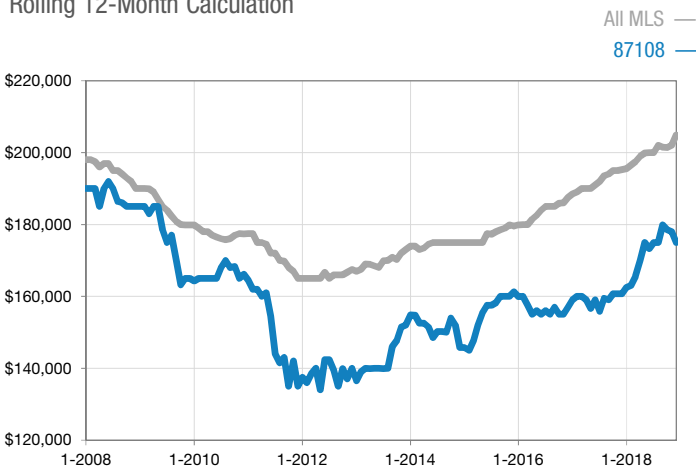
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	3	2	- 33.3%	56	71	+ 26.8%
Pending Sales	4	5	+ 25.0%	30	42	+ 40.0%
Closed Sales	3	3	0.0%	27	42	+ 55.6%
Days on Market Until Sale	56	25	- 55.4%	47	54	+ 14.9%
Median Sales Price*	\$85,000	\$98,000	+ 15.3%	\$90,000	\$237,415	+ 163.8%
Average Sales Price*	\$76,993	\$168,977	+ 119.5%	\$118,417	\$234,244	+ 97.8%
Percent of List Price Received*	89.5%	91.8%	+ 2.6%	93.4%	98.9%	+ 5.9%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
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.

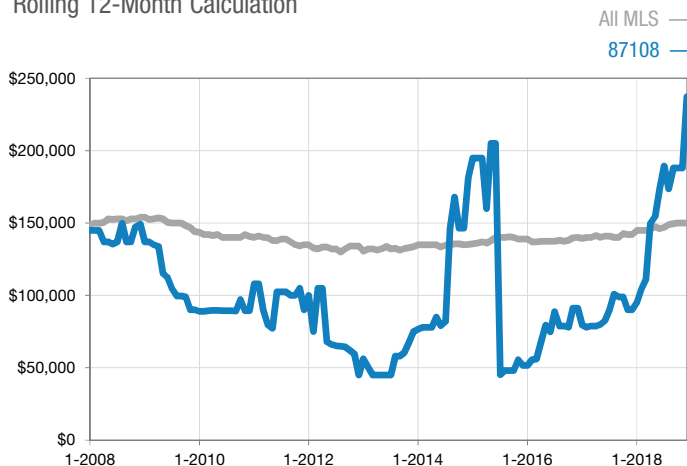
Median Sales Price - Single-Family Detached

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.