

Local Market Update for December 2018

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



Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	49	49	0.0%	949	926	- 2.4%
Pending Sales	52	54	+ 3.8%	745	677	- 9.1%
Closed Sales	72	36	- 50.0%	726	682	- 6.1%
Days on Market Until Sale	44	39	- 11.4%	39	38	- 2.6%
Median Sales Price*	\$196,400	\$198,500	+ 1.1%	\$192,500	\$199,900	+ 3.8%
Average Sales Price*	\$203,353	\$206,935	+ 1.8%	\$198,021	\$208,490	+ 5.3%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	120	106	- 11.7%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

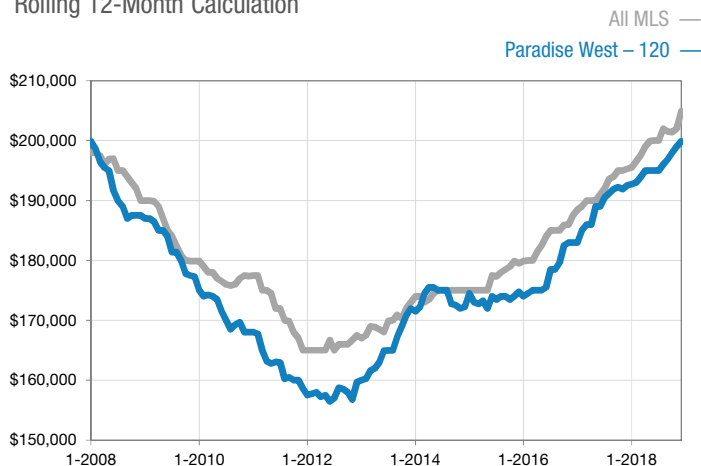
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	1	0	- 100.0%	4	5	+ 25.0%
Pending Sales	0	0	0.0%	1	5	+ 400.0%
Closed Sales	0	0	0.0%	1	5	+ 400.0%
Days on Market Until Sale	--	--	--	7	43	+ 514.3%
Median Sales Price*	--	--	--	\$172,000	\$173,900	+ 1.1%
Average Sales Price*	--	--	--	\$172,000	\$168,780	- 1.9%
Percent of List Price Received*	--	--	--	101.2%	99.4%	- 1.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

* 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.

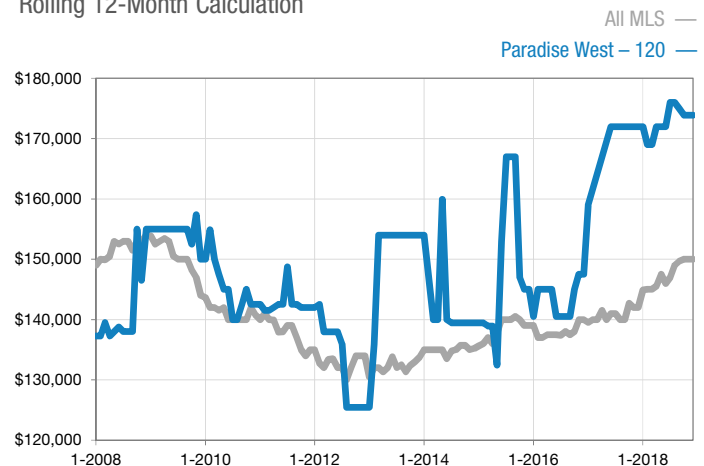
Median Sales Price - Single-Family Detached

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.