

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	23	24	+ 4.3%	492	467	- 5.1%
Pending Sales	14	17	+ 21.4%	264	334	+ 26.5%
Closed Sales	14	24	+ 71.4%	268	330	+ 23.1%
Days on Market Until Sale	87	91	+ 4.6%	53	56	+ 5.7%
Median Sales Price*	\$212,500	\$215,000	+ 1.2%	\$219,000	\$242,500	+ 10.7%
Average Sales Price*	\$323,062	\$389,521	+ 20.6%	\$318,068	\$323,903	+ 1.8%
Percent of List Price Received*	95.3%	97.5%	+ 2.3%	97.0%	97.4%	+ 0.4%
Inventory of Homes for Sale	119	73	- 38.7%	--	--	--
Months Supply of Inventory	5.4	2.6	- 51.9%	--	--	--

* 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	6	3	- 50.0%	78	78	0.0%
Pending Sales	4	5	+ 25.0%	59	65	+ 10.2%
Closed Sales	5	6	+ 20.0%	53	69	+ 30.2%
Days on Market Until Sale	18	26	+ 44.4%	37	38	+ 2.7%
Median Sales Price*	\$145,000	\$157,500	+ 8.6%	\$151,500	\$183,250	+ 21.0%
Average Sales Price*	\$195,600	\$158,667	- 18.9%	\$174,483	\$205,331	+ 17.7%
Percent of List Price Received*	97.8%	98.1%	+ 0.3%	97.3%	98.3%	+ 1.0%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

* 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.

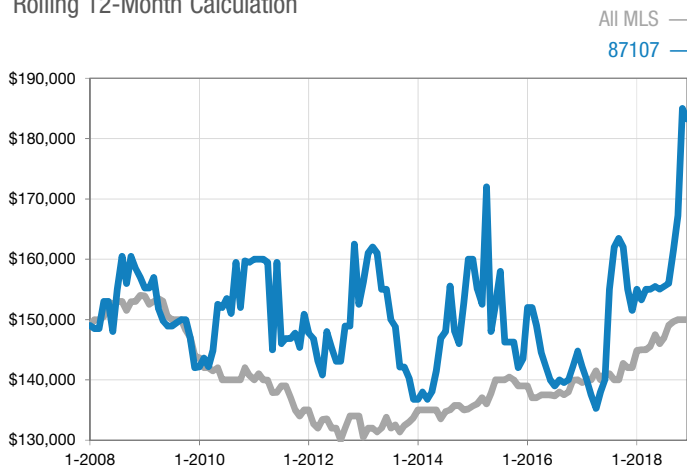
Median Sales Price - Single-Family Detached

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.