

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	16	18	+ 12.5%	462	503	+ 8.9%
Pending Sales	16	31	+ 93.8%	333	387	+ 16.2%
Closed Sales	25	28	+ 12.0%	343	373	+ 8.7%
Days on Market Until Sale	79	58	- 26.6%	38	41	+ 7.9%
Median Sales Price*	\$256,750	\$248,250	- 3.3%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$264,888	\$260,905	- 1.5%	\$257,710	\$268,153	+ 4.1%
Percent of List Price Received*	97.7%	97.3%	- 0.4%	97.8%	98.0%	+ 0.2%
Inventory of Homes for Sale	52	54	+ 3.8%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

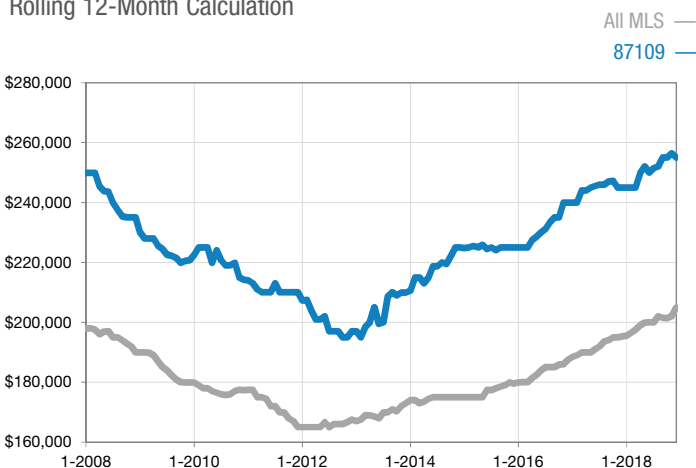
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	8	12	+ 50.0%	209	181	- 13.4%
Pending Sales	4	14	+ 250.0%	157	163	+ 3.8%
Closed Sales	11	12	+ 9.1%	163	153	- 6.1%
Days on Market Until Sale	16	69	+ 331.3%	36	40	+ 11.1%
Median Sales Price*	\$149,625	\$157,700	+ 5.4%	\$150,000	\$162,000	+ 8.0%
Average Sales Price*	\$163,137	\$171,373	+ 5.0%	\$156,376	\$160,930	+ 2.9%
Percent of List Price Received*	95.6%	99.0%	+ 3.6%	97.0%	97.7%	+ 0.7%
Inventory of Homes for Sale	32	17	- 46.9%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--

* 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.

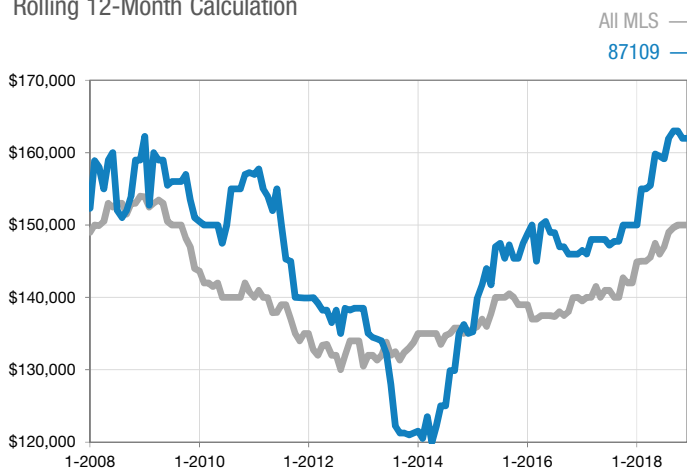
Median Sales Price - Single-Family Detached

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.