

# Local Market Update for December 2018

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



## South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	2	4	+ 100.0%	94	102	+ 8.5%
Pending Sales	3	3	0.0%	74	60	- 18.9%
Closed Sales	4	3	- 25.0%	74	63	- 14.9%
Days on Market Until Sale	68	45	- 33.8%	75	56	- 25.3%
Median Sales Price*	\$400,000	\$234,000	- 41.5%	\$234,500	\$260,000	+ 10.9%
Average Sales Price*	\$377,625	\$220,333	- 41.7%	\$260,357	\$282,729	+ 8.6%
Percent of List Price Received*	95.8%	97.1%	+ 1.4%	97.6%	97.5%	- 0.1%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 18.8%	--	--	--

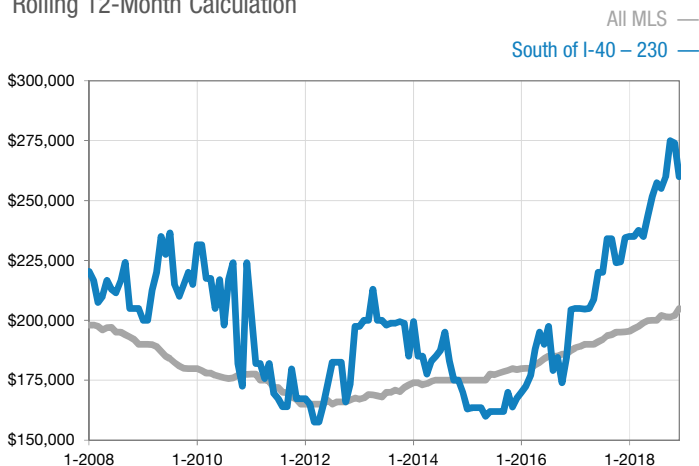
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.