

Local Market Update for December 2018

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

| Single-Family Detached | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2017 | 2018 | Percent Change | Thru 12-2017 | Thru 12-2018 | Percent Change |
| New Listings | 29 | 21 | - 27.6% | 527 | 545 | + 3.4% |
| Pending Sales | 26 | 33 | + 26.9% | 386 | 433 | + 12.2% |
| Closed Sales | 28 | 34 | + 21.4% | 394 | 427 | + 8.4% |
| Days on Market Until Sale | 62 | 42 | - 32.3% | 37 | 34 | - 8.1% |
| Median Sales Price* | \$169,000 | \$171,500 | + 1.5% | \$169,450 | \$173,000 | + 2.1% |
| Average Sales Price* | \$179,389 | \$176,849 | - 1.4% | \$180,718 | \$183,175 | + 1.4% |
| Percent of List Price Received* | 96.6% | 97.1% | + 0.5% | 97.6% | 98.0% | + 0.4% |
| Inventory of Homes for Sale | 69 | 49 | - 29.0% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 1.4 | - 33.3% | -- | -- | -- |

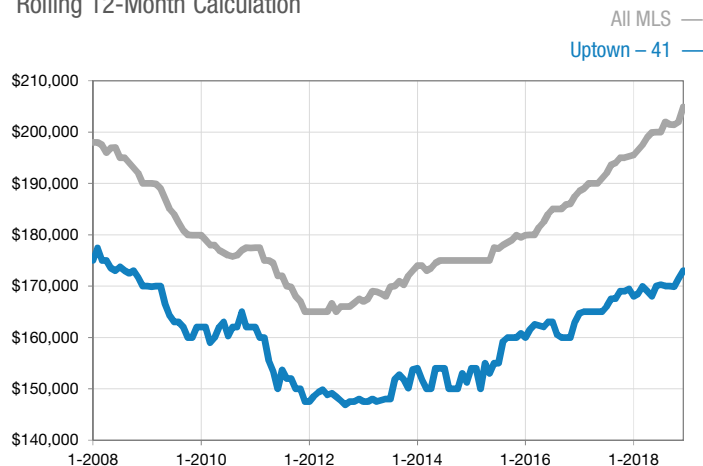
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | December | | | Year to Date | | |
|---------------------------------|----------|------------------|----------------|--------------|-----------------|----------------|
| Key Metrics | 2017 | 2018 | Percent Change | Thru 12-2017 | Thru 12-2018 | Percent Change |
| New Listings | 6 | 6 | 0.0% | 76 | 81 | + 6.6% |
| Pending Sales | 5 | 6 | + 20.0% | 47 | 74 | + 57.4% |
| Closed Sales | 6 | 6 | 0.0% | 44 | 72 | + 63.6% |
| Days on Market Until Sale | 33 | 60 | + 81.8% | 61 | 54 | - 11.5% |
| Median Sales Price* | \$67,500 | \$108,000 | + 60.0% | \$85,400 | \$88,750 | + 3.9% |
| Average Sales Price* | \$86,951 | \$97,850 | + 12.5% | \$94,094 | \$99,027 | + 5.2% |
| Percent of List Price Received* | 91.4% | 99.5% | + 8.9% | 94.7% | 96.7% | + 2.1% |
| Inventory of Homes for Sale | 24 | 13 | - 45.8% | -- | -- | -- |
| Months Supply of Inventory | 6.1 | 2.1 | - 65.6% | -- | -- | -- |

* 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.

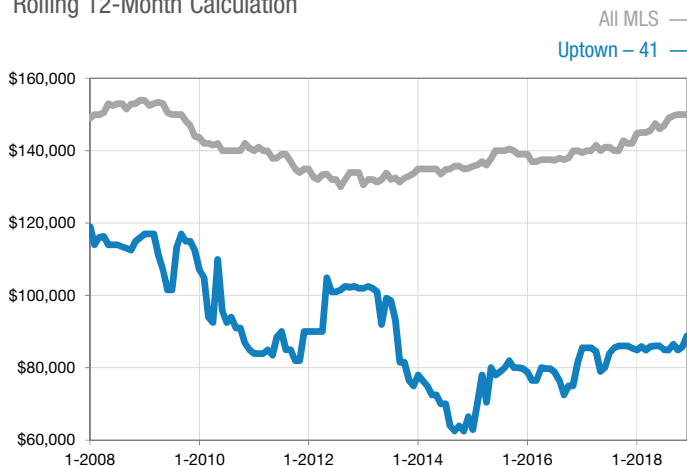
Median Sales Price - Single-Family Detached

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.