

Local Market Update for December 2018

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



87031

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	39	62	+ 59.0%	648	717	+ 10.6%
Pending Sales	24	35	+ 45.8%	441	492	+ 11.6%
Closed Sales	34	32	- 5.9%	448	485	+ 8.3%
Days on Market Until Sale	40	70	+ 75.0%	67	54	- 19.4%
Median Sales Price*	\$155,400	\$168,600	+ 8.5%	\$157,000	\$165,000	+ 5.1%
Average Sales Price*	\$165,554	\$214,516	+ 29.6%	\$169,395	\$185,483	+ 9.5%
Percent of List Price Received*	98.9%	96.4%	- 2.5%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	158	169	+ 7.0%	--	--	--
Months Supply of Inventory	4.3	4.1	- 4.7%	--	--	--

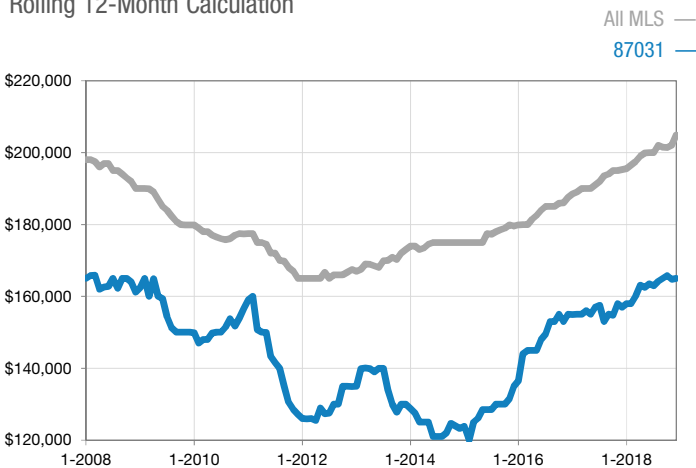
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	1	1	0.0%	24	32	+ 33.3%
Pending Sales	1	0	- 100.0%	17	26	+ 52.9%
Closed Sales	0	2	--	19	28	+ 47.4%
Days on Market Until Sale	--	39	--	24	24	0.0%
Median Sales Price*	--	\$138,750	--	\$115,000	\$124,750	+ 8.5%
Average Sales Price*	--	\$138,750	--	\$120,014	\$128,226	+ 6.8%
Percent of List Price Received*	--	97.9%	--	99.6%	98.6%	- 1.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--

* 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.

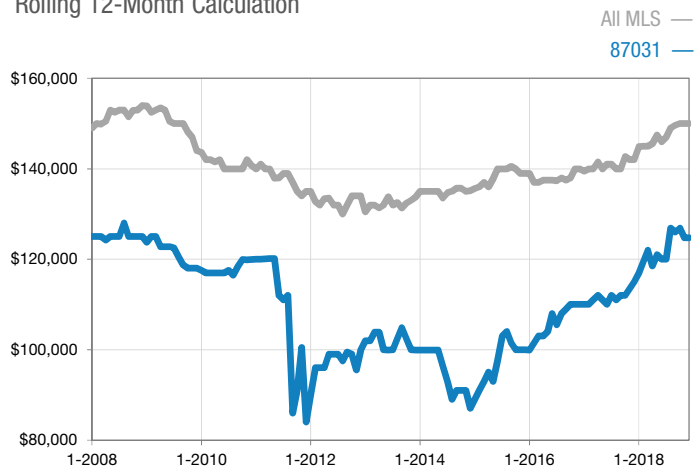
Median Sales Price - Single-Family Detached

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.