

Local Market Update for December 2018

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	30	19	- 36.7%	613	610	- 0.5%
Pending Sales	24	26	+ 8.3%	385	416	+ 8.1%
Closed Sales	23	37	+ 60.9%	369	415	+ 12.5%
Days on Market Until Sale	47	44	- 6.4%	42	40	- 4.8%
Median Sales Price*	\$225,000	\$210,000	- 6.7%	\$222,000	\$225,000	+ 1.4%
Average Sales Price*	\$228,535	\$228,501	- 0.0%	\$235,872	\$237,637	+ 0.7%
Percent of List Price Received*	97.4%	97.7%	+ 0.3%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	90	64	- 28.9%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--

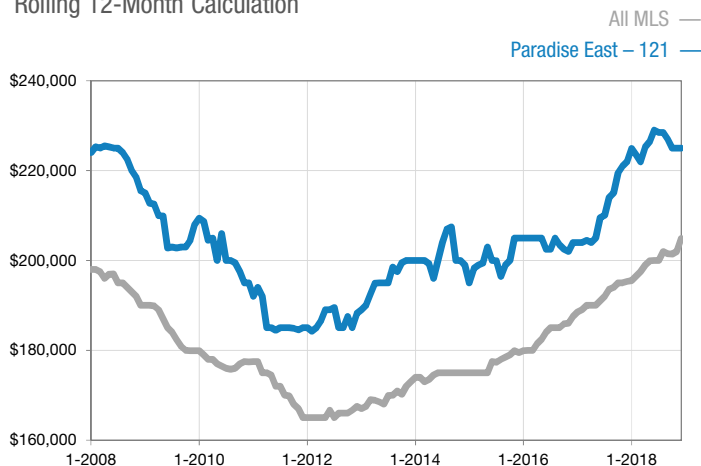
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	2	0	- 100.0%	36	50	+ 38.9%
Pending Sales	2	4	+ 100.0%	29	40	+ 37.9%
Closed Sales	2	1	- 50.0%	30	39	+ 30.0%
Days on Market Until Sale	47	6	- 87.2%	50	26	- 48.0%
Median Sales Price*	\$100,000	\$120,000	+ 20.0%	\$101,000	\$109,000	+ 7.9%
Average Sales Price*	\$100,000	\$120,000	+ 20.0%	\$108,523	\$113,636	+ 4.7%
Percent of List Price Received*	94.0%	100.0%	+ 6.4%	96.6%	98.0%	+ 1.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--

* 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.

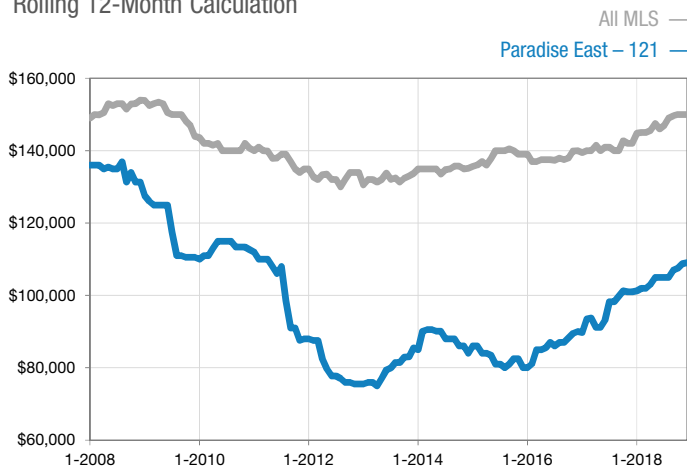
Median Sales Price - Single-Family Detached

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.