

Local Market Update for December 2018

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery 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	10	14	+ 40.0%	321	315	- 1.9%
Pending Sales	17	13	- 23.5%	219	210	- 4.1%
Closed Sales	20	12	- 40.0%	212	211	- 0.5%
Days on Market Until Sale	56	52	- 7.1%	43	39	- 9.3%
Median Sales Price*	\$224,400	\$357,250	+ 59.2%	\$275,000	\$315,000	+ 14.5%
Average Sales Price*	\$242,660	\$331,667	+ 36.7%	\$298,969	\$312,807	+ 4.6%
Percent of List Price Received*	97.4%	96.8%	- 0.6%	97.9%	97.7%	- 0.2%
Inventory of Homes for Sale	35	48	+ 37.1%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

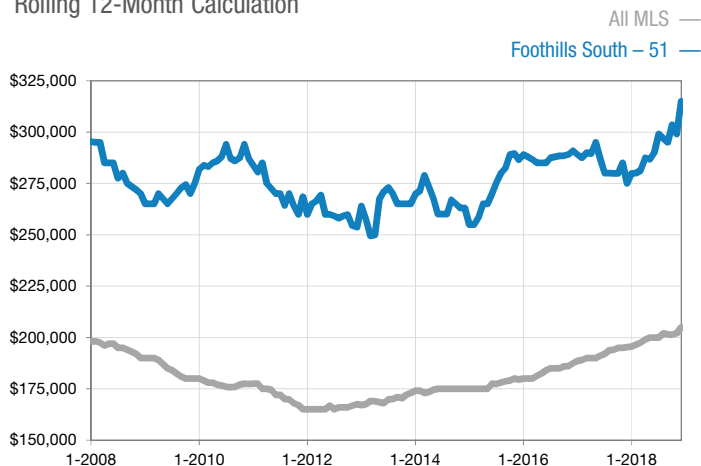
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	1	--	68	50	- 26.5%
Pending Sales	2	4	+ 100.0%	60	46	- 23.3%
Closed Sales	3	2	- 33.3%	58	45	- 22.4%
Days on Market Until Sale	55	21	- 61.8%	46	34	- 26.1%
Median Sales Price*	\$186,900	\$161,200	- 13.8%	\$155,500	\$157,000	+ 1.0%
Average Sales Price*	\$217,300	\$161,200	- 25.8%	\$166,247	\$174,987	+ 5.3%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	97.3%	97.8%	+ 0.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

* 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.

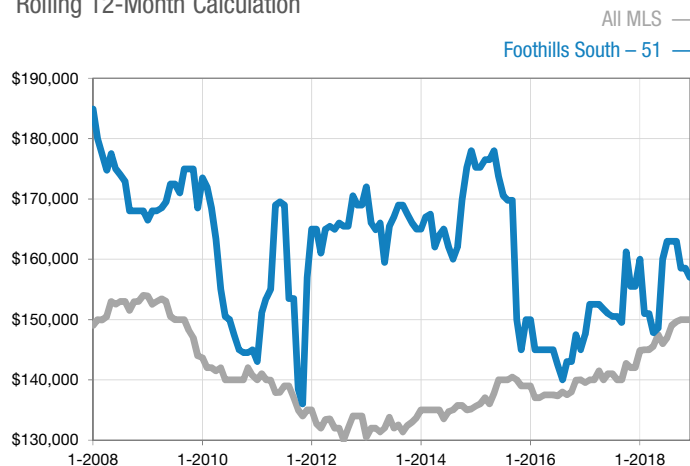
Median Sales Price - Single-Family Detached

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.