

# Local Market Update for December 2018

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



## Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway 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	17	14	- 17.6%	348	326	- 6.3%
Pending Sales	8	17	+ 112.5%	224	253	+ 12.9%
Closed Sales	14	14	0.0%	227	244	+ 7.5%
Days on Market Until Sale	68	35	- 48.5%	41	42	+ 2.4%
Median Sales Price*	\$163,500	\$249,950	+ 52.9%	\$180,000	\$197,850	+ 9.9%
Average Sales Price*	\$171,100	\$247,736	+ 44.8%	\$184,201	\$206,430	+ 12.1%
Percent of List Price Received*	94.8%	97.6%	+ 3.0%	97.5%	98.1%	+ 0.6%
Inventory of Homes for Sale	59	33	- 44.1%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--

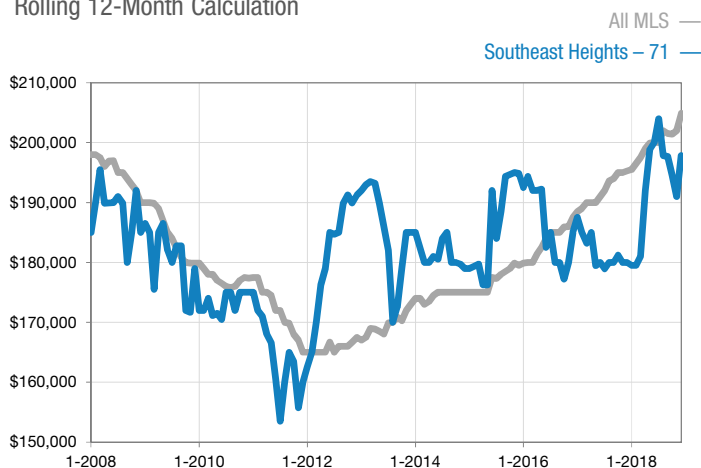
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	3	1	- 66.7%	125	64	- 48.8%
Pending Sales	3	4	+ 33.3%	38	67	+ 76.3%
Closed Sales	4	6	+ 50.0%	38	65	+ 71.1%
Days on Market Until Sale	45	91	+ 102.2%	42	106	+ 152.4%
Median Sales Price*	\$88,200	\$130,000	+ 47.4%	\$124,500	\$170,000	+ 36.5%
Average Sales Price*	\$96,745	\$134,300	+ 38.8%	\$133,200	\$165,535	+ 24.3%
Percent of List Price Received*	91.5%	93.7%	+ 2.4%	96.9%	97.9%	+ 1.0%
Inventory of Homes for Sale	39	15	- 61.5%	--	--	--
Months Supply of Inventory	12.3	2.7	- 78.0%	--	--	--

\* 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.

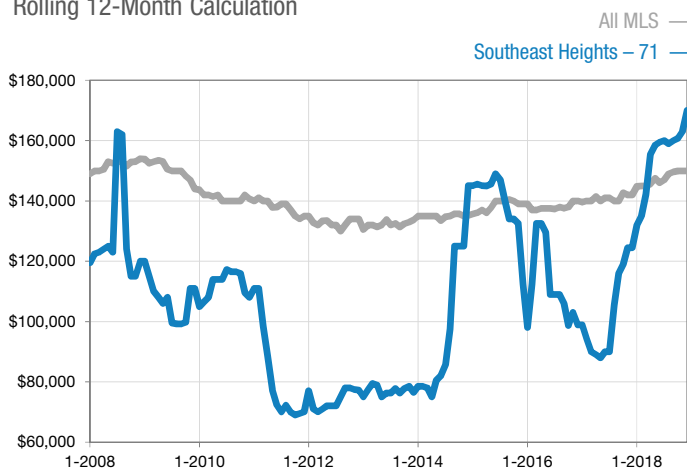
### Median Sales Price - Single-Family Detached

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.