

Local Market Update for December 2018

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	69	82	+ 18.8%	1,103	1,128	+ 2.3%
Pending Sales	46	63	+ 37.0%	838	939	+ 12.1%
Closed Sales	84	64	- 23.8%	821	921	+ 12.2%
Days on Market Until Sale	30	43	+ 43.3%	32	33	+ 3.1%
Median Sales Price*	\$143,907	\$148,000	+ 2.8%	\$138,100	\$149,900	+ 8.5%
Average Sales Price*	\$149,696	\$154,433	+ 3.2%	\$139,751	\$151,300	+ 8.3%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	179	118	- 34.1%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--

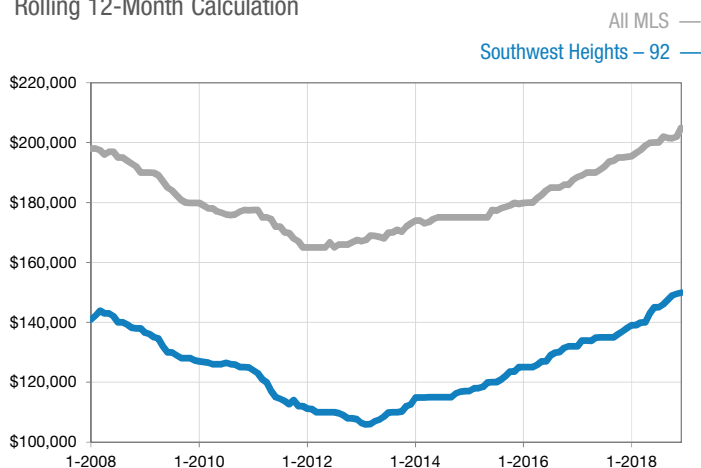
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	2	3	+ 50.0%	26	26	0.0%
Pending Sales	2	0	- 100.0%	17	18	+ 5.9%
Closed Sales	2	1	- 50.0%	17	19	+ 11.8%
Days on Market Until Sale	75	36	- 52.0%	32	35	+ 9.4%
Median Sales Price*	\$66,863	\$95,000	+ 42.1%	\$75,000	\$109,000	+ 45.3%
Average Sales Price*	\$66,863	\$95,000	+ 42.1%	\$80,939	\$124,943	+ 54.4%
Percent of List Price Received*	92.3%	90.6%	- 1.8%	97.2%	95.9%	- 1.3%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	2.6	5.0	+ 92.3%	--	--	--

* 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.

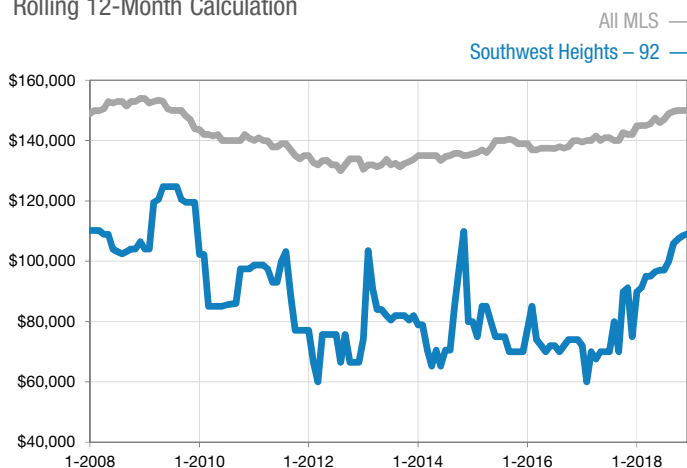
Median Sales Price - Single-Family Detached

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.