

Local Market Update for December 2018

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	13	11	- 15.4%	297	287	- 3.4%
Pending Sales	16	12	- 25.0%	191	199	+ 4.2%
Closed Sales	13	14	+ 7.7%	188	201	+ 6.9%
Days on Market Until Sale	42	83	+ 97.6%	47	48	+ 2.1%
Median Sales Price*	\$110,000	\$123,459	+ 12.2%	\$131,000	\$135,000	+ 3.1%
Average Sales Price*	\$119,046	\$146,992	+ 23.5%	\$138,643	\$141,355	+ 2.0%
Percent of List Price Received*	93.4%	94.0%	+ 0.6%	97.1%	96.8%	- 0.3%
Inventory of Homes for Sale	58	49	- 15.5%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--

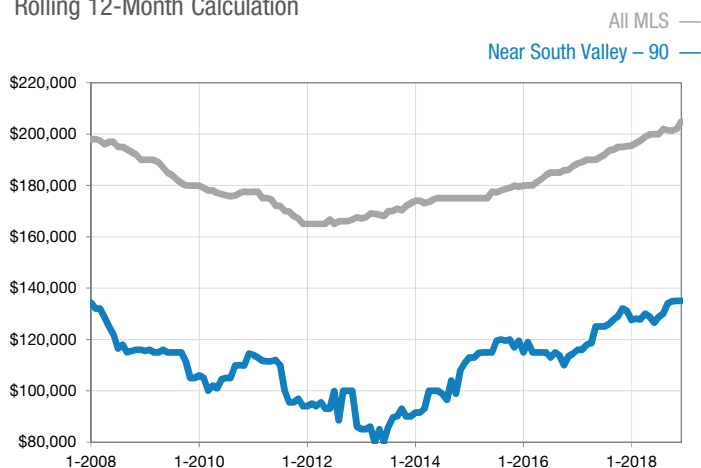
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	0	0.0%	9	11	+ 22.2%
Pending Sales	0	1	--	8	8	0.0%
Closed Sales	1	1	0.0%	7	6	- 14.3%
Days on Market Until Sale	11	12	+ 9.1%	46	18	- 60.9%
Median Sales Price*	\$73,449	\$58,000	- 21.0%	\$81,434	\$79,212	- 2.7%
Average Sales Price*	\$73,449	\$58,000	- 21.0%	\$75,598	\$83,103	+ 9.9%
Percent of List Price Received*	122.4%	96.8%	- 20.9%	100.3%	100.6%	+ 0.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

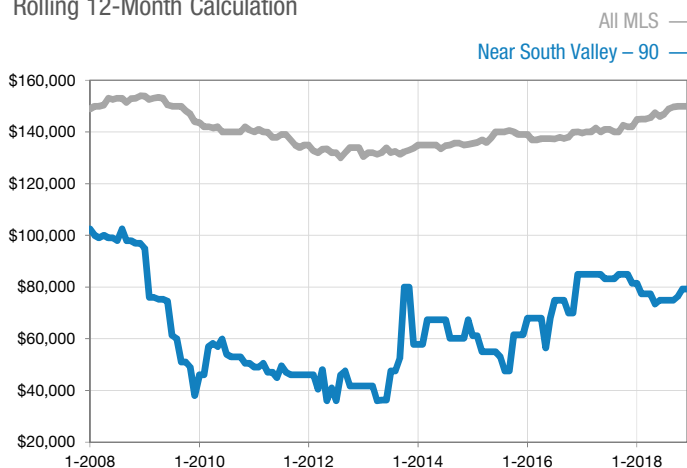
Median Sales Price - Single-Family Detached

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.