

Local Market Update for December 2018

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

| Single-Family Detached | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2017 | 2018 | Percent Change | Thru 12-2017 | Thru 12-2018 | Percent Change |
| New Listings | 21 | 15 | - 28.6% | 339 | 323 | - 4.7% |
| Pending Sales | 13 | 14 | + 7.7% | 217 | 202 | - 6.9% |
| Closed Sales | 19 | 11 | - 42.1% | 211 | 196 | - 7.1% |
| Days on Market Until Sale | 65 | 49 | - 24.6% | 43 | 50 | + 16.3% |
| Median Sales Price* | \$205,000 | \$259,900 | + 26.8% | \$205,000 | \$234,250 | + 14.3% |
| Average Sales Price* | \$206,018 | \$324,425 | + 57.5% | \$233,153 | \$257,825 | + 10.6% |
| Percent of List Price Received* | 98.3% | 96.9% | - 1.4% | 97.3% | 96.4% | - 0.9% |
| Inventory of Homes for Sale | 59 | 49 | - 16.9% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 2.9 | - 12.1% | -- | -- | -- |

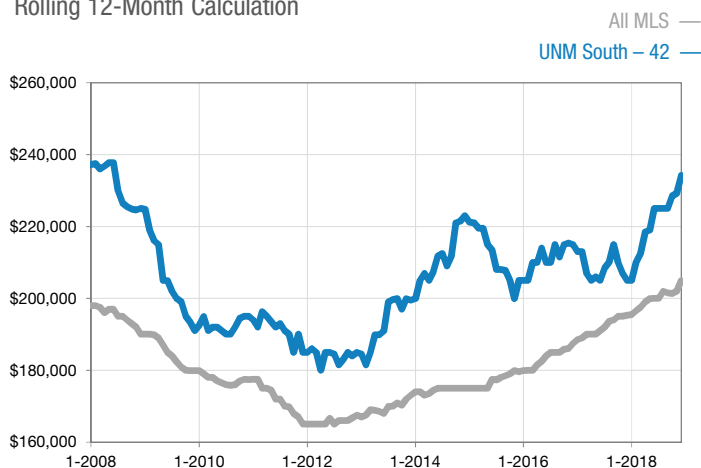
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | December | | | Year to Date | | |
|---------------------------------|----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2017 | 2018 | Percent Change | Thru 12-2017 | Thru 12-2018 | Percent Change |
| New Listings | 5 | 4 | - 20.0% | 35 | 72 | + 105.7% |
| Pending Sales | 2 | 3 | + 50.0% | 20 | 39 | + 95.0% |
| Closed Sales | 0 | 2 | -- | 18 | 41 | + 127.8% |
| Days on Market Until Sale | -- | 18 | -- | 60 | 53 | - 11.7% |
| Median Sales Price* | -- | \$260,465 | -- | \$100,050 | \$289,920 | + 189.8% |
| Average Sales Price* | -- | \$260,465 | -- | \$137,742 | \$261,490 | + 89.8% |
| Percent of List Price Received* | -- | 100.0% | -- | 91.3% | 98.5% | + 7.9% |
| Inventory of Homes for Sale | 14 | 11 | - 21.4% | -- | -- | -- |
| Months Supply of Inventory | 6.3 | 3.1 | - 50.8% | -- | -- | -- |

* 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.

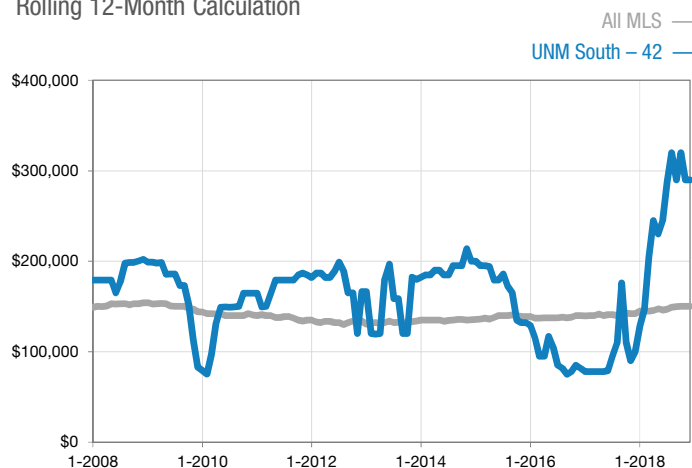
Median Sales Price - Single-Family Detached

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.