

Local Market Update for December 2018

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



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Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	18	20	+ 11.1%	343	354	+ 3.2%
Pending Sales	14	17	+ 21.4%	222	225	+ 1.4%
Closed Sales	14	19	+ 35.7%	224	223	- 0.4%
Days on Market Until Sale	43	48	+ 11.6%	40	43	+ 7.5%
Median Sales Price*	\$192,500	\$285,000	+ 48.1%	\$238,500	\$260,000	+ 9.0%
Average Sales Price*	\$203,407	\$317,517	+ 56.1%	\$261,354	\$276,691	+ 5.9%
Percent of List Price Received*	97.7%	96.2%	- 1.5%	97.2%	97.1%	- 0.1%
Inventory of Homes for Sale	52	56	+ 7.7%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

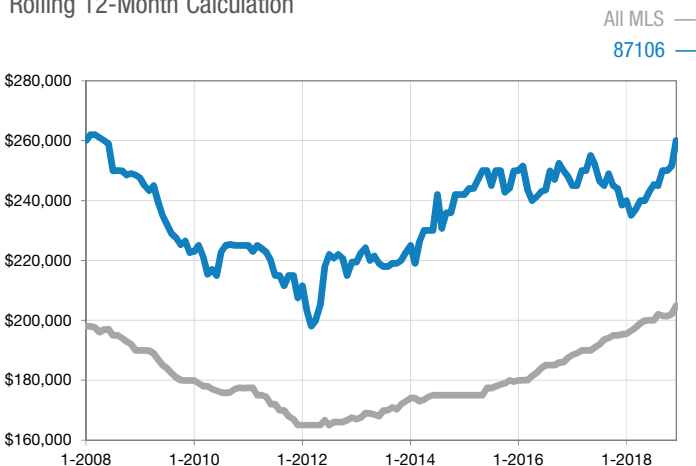
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	4	4	0.0%	49	64	+ 30.6%
Pending Sales	1	2	+ 100.0%	24	35	+ 45.8%
Closed Sales	1	2	+ 100.0%	24	34	+ 41.7%
Days on Market Until Sale	64	10	- 84.4%	59	48	- 18.6%
Median Sales Price*	\$285,000	\$173,000	- 39.3%	\$177,500	\$196,500	+ 10.7%
Average Sales Price*	\$285,000	\$173,000	- 39.3%	\$191,192	\$197,596	+ 3.3%
Percent of List Price Received*	95.3%	99.7%	+ 4.6%	92.8%	96.4%	+ 3.9%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	5.0	4.4	- 12.0%	--	--	--

* 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.

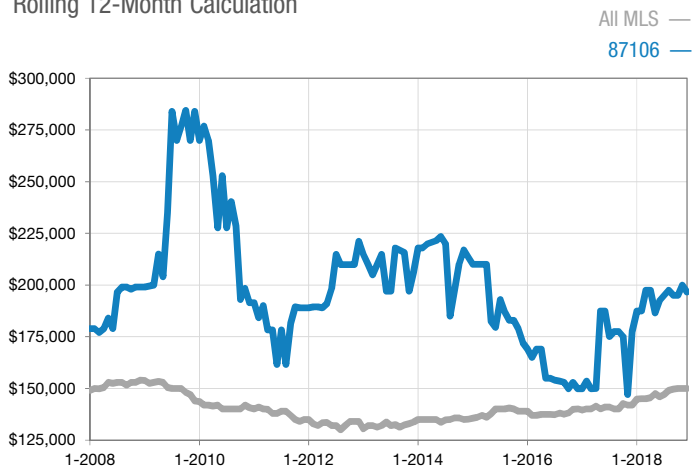
Median Sales Price - Single-Family Detached

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.