

# Local Market Update for December 2018

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	18	21	+ 16.7%	353	416	+ 17.8%
Pending Sales	15	16	+ 6.7%	222	237	+ 6.8%
Closed Sales	18	21	+ 16.7%	221	236	+ 6.8%
Days on Market Until Sale	35	39	+ 11.4%	36	37	+ 2.8%
Median Sales Price*	\$227,000	<b>\$285,000</b>	+ 25.6%	\$270,000	<b>\$267,000</b>	- 1.1%
Average Sales Price*	\$235,908	<b>\$297,458</b>	+ 26.1%	\$290,364	<b>\$293,714</b>	+ 1.2%
Percent of List Price Received*	96.0%	<b>96.4%</b>	+ 0.4%	97.5%	<b>97.0%</b>	- 0.5%
Inventory of Homes for Sale	51	69	+ 35.3%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

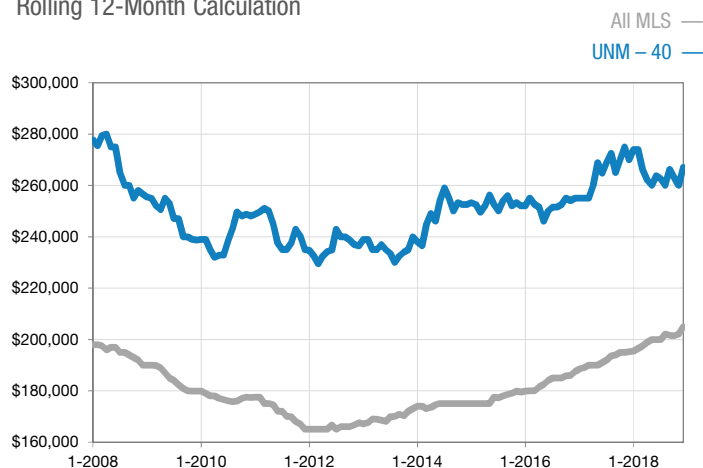
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	0	1	--	27	32	+ 18.5%
Pending Sales	0	0	0.0%	14	15	+ 7.1%
Closed Sales	1	1	0.0%	14	15	+ 7.1%
Days on Market Until Sale	64	11	- 82.8%	51	60	+ 17.6%
Median Sales Price*	\$285,000	<b>\$198,000</b>	- 30.5%	\$225,000	<b>\$212,000</b>	- 5.8%
Average Sales Price*	\$285,000	<b>\$198,000</b>	- 30.5%	\$260,661	<b>\$246,977</b>	- 5.2%
Percent of List Price Received*	95.3%	<b>99.5%</b>	+ 4.4%	95.1%	<b>97.4%</b>	+ 2.4%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.7	4.8	+ 182.4%	--	--	--

\* 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.

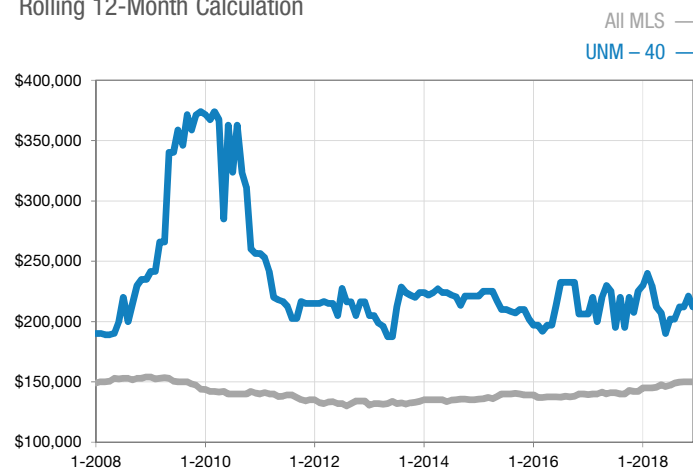
### Median Sales Price - Single-Family Detached

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.