

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	97	83	- 14.4%	1,871	1,824	- 2.5%
Pending Sales	83	88	+ 6.0%	1,288	1,241	- 3.6%
Closed Sales	106	91	- 14.2%	1,255	1,240	- 1.2%
Days on Market Until Sale	45	43	- 4.4%	42	41	- 2.4%
Median Sales Price*	\$199,450	\$210,000	+ 5.3%	\$204,000	\$215,000	+ 5.4%
Average Sales Price*	\$216,708	\$237,067	+ 9.4%	\$228,042	\$231,065	+ 1.3%
Percent of List Price Received*	98.1%	98.1%	0.0%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	269	235	- 12.6%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

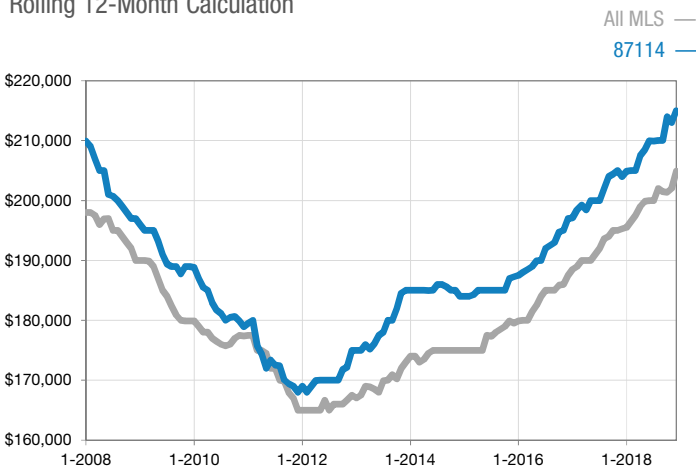
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	3	0	- 100.0%	41	63	+ 53.7%
Pending Sales	2	4	+ 100.0%	30	48	+ 60.0%
Closed Sales	2	1	- 50.0%	31	47	+ 51.6%
Days on Market Until Sale	47	6	- 87.2%	48	29	- 39.6%
Median Sales Price*	\$100,000	\$120,000	+ 20.0%	\$101,000	\$110,000	+ 8.9%
Average Sales Price*	\$100,000	\$120,000	+ 20.0%	\$110,571	\$129,143	+ 16.8%
Percent of List Price Received*	94.0%	100.0%	+ 6.4%	96.8%	98.0%	+ 1.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--

* 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.

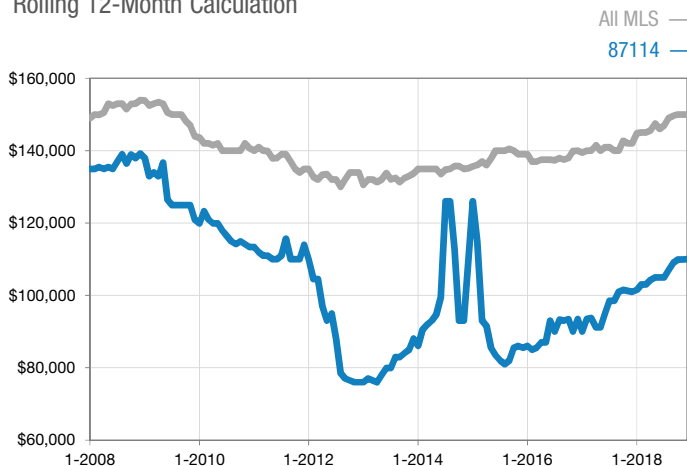
Median Sales Price - Single-Family Detached

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.