

Local Market Update for December 2018

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	12	5	- 58.3%	191	163	- 14.7%
Pending Sales	5	9	+ 80.0%	115	107	- 7.0%
Closed Sales	10	6	- 40.0%	113	106	- 6.2%
Days on Market Until Sale	62	101	+ 62.9%	64	62	- 3.1%
Median Sales Price*	\$274,500	\$324,950	+ 18.4%	\$262,475	\$282,500	+ 7.6%
Average Sales Price*	\$268,400	\$304,717	+ 13.5%	\$265,216	\$289,407	+ 9.1%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	97.4%	97.1%	- 0.3%
Inventory of Homes for Sale	49	36	- 26.5%	--	--	--
Months Supply of Inventory	5.1	4.0	- 21.6%	--	--	--

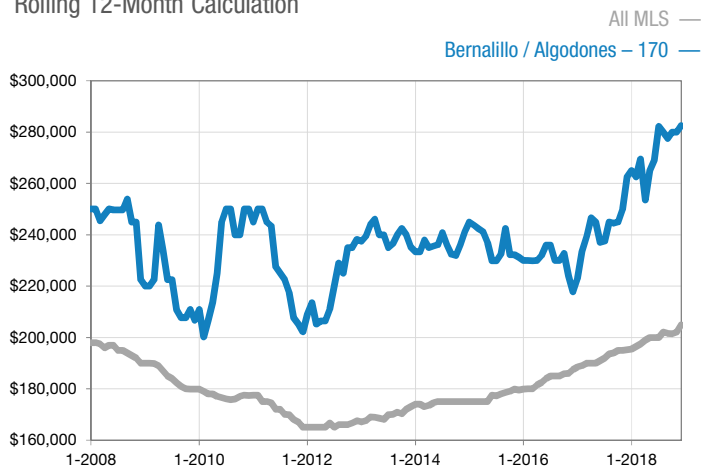
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	3	7	+ 133.3%
Pending Sales	0	0	0.0%	1	7	+ 600.0%
Closed Sales	1	0	- 100.0%	1	7	+ 600.0%
Days on Market Until Sale	7	--	--	7	21	+ 200.0%
Median Sales Price*	\$92,000	--	--	\$92,000	\$87,500	- 4.9%
Average Sales Price*	\$92,000	--	--	\$92,000	\$95,429	+ 3.7%
Percent of List Price Received*	96.8%	--	--	96.8%	94.5%	- 2.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

* 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.

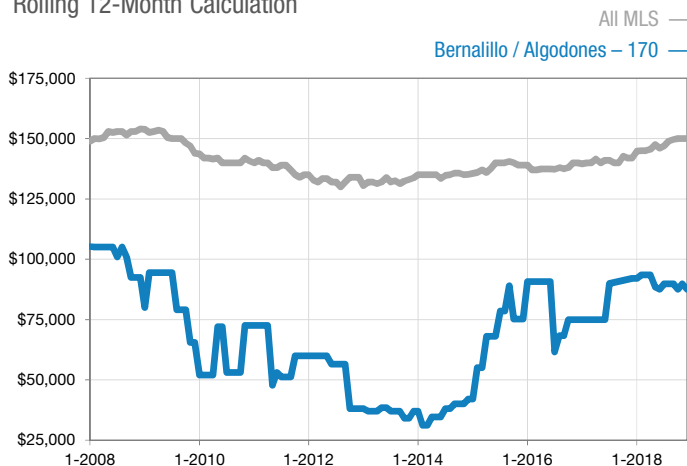
Median Sales Price - Single-Family Detached

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.