

Local Market Update for December 2018

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming 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	15	12	- 20.0%	206	225	+ 9.2%
Pending Sales	9	16	+ 77.8%	138	171	+ 23.9%
Closed Sales	11	14	+ 27.3%	143	155	+ 8.4%
Days on Market Until Sale	58	25	- 56.9%	62	42	- 32.3%
Median Sales Price*	\$189,000	\$143,500	- 24.1%	\$159,000	\$163,000	+ 2.5%
Average Sales Price*	\$175,950	\$153,371	- 12.8%	\$160,367	\$163,521	+ 2.0%
Percent of List Price Received*	96.1%	96.6%	+ 0.5%	98.2%	97.5%	- 0.7%
Inventory of Homes for Sale	39	27	- 30.8%	--	--	--
Months Supply of Inventory	3.4	1.9	- 44.1%	--	--	--

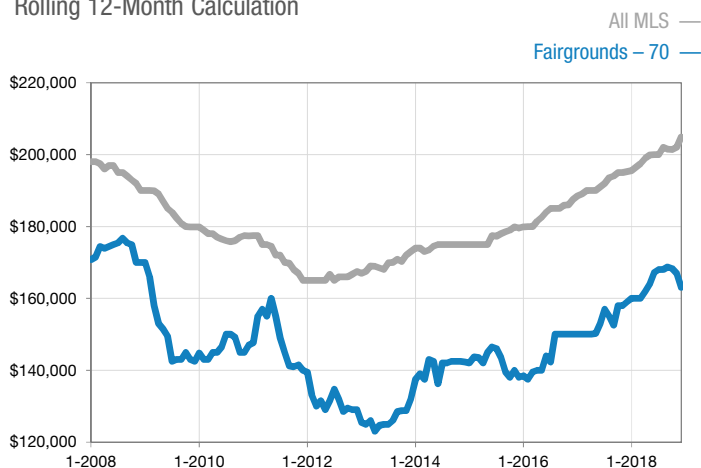
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	1	1	0.0%	16	11	- 31.3%
Pending Sales	1	1	0.0%	7	9	+ 28.6%
Closed Sales	0	0	0.0%	6	8	+ 33.3%
Days on Market Until Sale	--	--	--	33	59	+ 78.8%
Median Sales Price*	--	--	--	\$108,515	\$137,500	+ 26.7%
Average Sales Price*	--	--	--	\$107,905	\$133,675	+ 23.9%
Percent of List Price Received*	--	--	--	91.5%	96.2%	+ 5.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	3.4	1.6	- 52.9%	--	--	--

* 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.

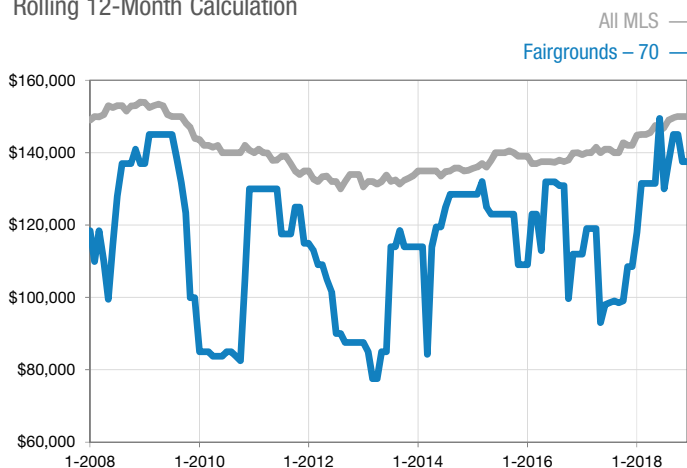
Median Sales Price - Single-Family Detached

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.