

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	45	36	- 20.0%	756	832	+ 10.1%
Pending Sales	36	45	+ 25.0%	529	606	+ 14.6%
Closed Sales	37	50	+ 35.1%	534	593	+ 11.0%
Days on Market Until Sale	52	39	- 25.0%	39	37	- 5.1%
Median Sales Price*	\$180,000	\$177,500	- 1.4%	\$175,500	\$178,500	+ 1.7%
Average Sales Price*	\$196,222	\$203,177	+ 3.5%	\$195,325	\$201,030	+ 2.9%
Percent of List Price Received*	96.4%	96.9%	+ 0.5%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	109	89	- 18.3%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--

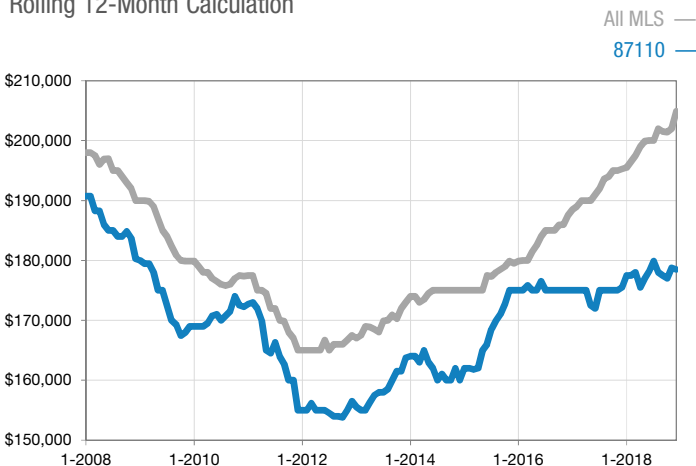
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	6	6	0.0%	67	65	- 3.0%
Pending Sales	5	3	- 40.0%	43	60	+ 39.5%
Closed Sales	5	5	0.0%	40	61	+ 52.5%
Days on Market Until Sale	36	70	+ 94.4%	64	40	- 37.5%
Median Sales Price*	\$65,000	\$106,000	+ 63.1%	\$86,000	\$91,000	+ 5.8%
Average Sales Price*	\$90,341	\$86,420	- 4.3%	\$95,033	\$100,975	+ 6.3%
Percent of List Price Received*	92.2%	99.4%	+ 7.8%	94.7%	97.1%	+ 2.5%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	4.9	2.4	- 51.0%	--	--	--

* 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.

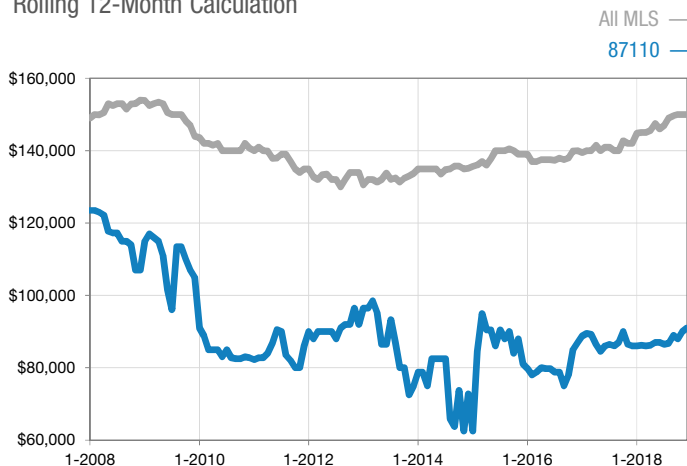
Median Sales Price - Single-Family Detached

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.