

# Local Market Update for December 2018

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



## Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	2	3	+ 50.0%	52	62	+ 19.2%
Pending Sales	3	3	0.0%	28	38	+ 35.7%
Closed Sales	2	2	0.0%	30	36	+ 20.0%
Days on Market Until Sale	98	103	+ 5.1%	76	80	+ 5.3%
Median Sales Price*	\$72,500	<b>\$438,953</b>	+ 505.5%	\$153,500	<b>\$189,000</b>	+ 23.1%
Average Sales Price*	\$72,500	<b>\$438,953</b>	+ 505.5%	\$178,878	<b>\$221,595</b>	+ 23.9%
Percent of List Price Received*	87.8%	<b>96.1%</b>	+ 9.5%	96.1%	<b>97.4%</b>	+ 1.4%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	7.5	4.6	- 38.7%	--	--	--

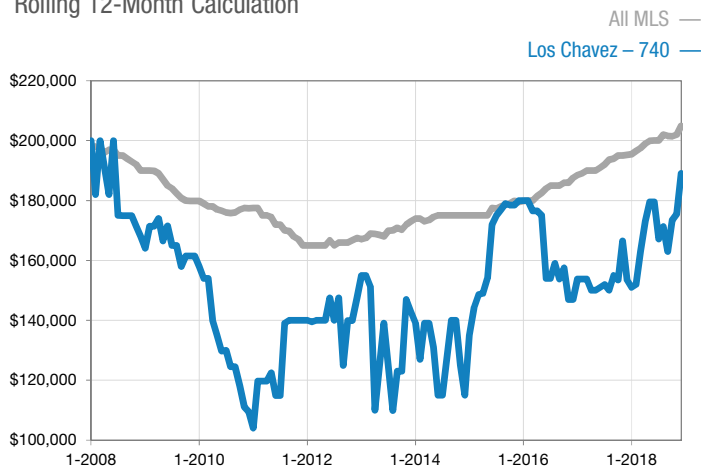
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	0	2	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	25	--
Median Sales Price*	--	--	--	--	<b>\$171,000</b>	--
Average Sales Price*	--	--	--	--	<b>\$171,000</b>	--
Percent of List Price Received*	--	--	--	--	<b>97.4%</b>	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.