

# Local Market Update for January 2019

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	42	31	- 26.2%	42	31	- 26.2%
Pending Sales	29	28	- 3.4%	29	28	- 3.4%
Closed Sales	15	14	- 6.7%	15	14	- 6.7%
Days on Market Until Sale	100	62	- 38.0%	100	62	- 38.0%
Median Sales Price*	\$180,000	<b>\$207,500</b>	+ 15.3%	\$180,000	<b>\$207,500</b>	+ 15.3%
Average Sales Price*	\$200,528	<b>\$303,761</b>	+ 51.5%	\$200,528	<b>\$303,761</b>	+ 51.5%
Percent of List Price Received*	98.4%	<b>98.3%</b>	- 0.1%	98.4%	<b>98.3%</b>	- 0.1%
Inventory of Homes for Sale	92	61	- 33.7%	--	--	--
Months Supply of Inventory	4.3	2.4	- 44.2%	--	--	--

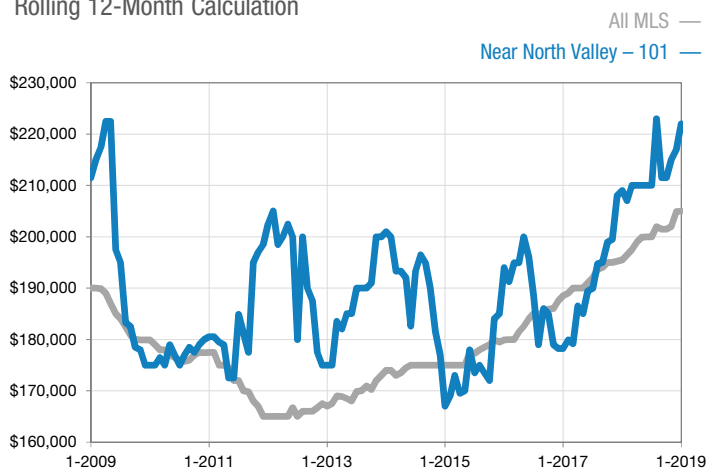
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	9	3	- 66.7%	9	3	- 66.7%
Pending Sales	5	2	- 60.0%	5	2	- 60.0%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Days on Market Until Sale	30	48	+ 60.0%	30	48	+ 60.0%
Median Sales Price*	\$195,000	<b>\$155,500</b>	- 20.3%	\$195,000	<b>\$155,500</b>	- 20.3%
Average Sales Price*	\$243,974	<b>\$156,500</b>	- 35.9%	\$243,974	<b>\$156,500</b>	- 35.9%
Percent of List Price Received*	98.8%	<b>96.3%</b>	- 2.5%	98.8%	<b>96.3%</b>	- 2.5%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--

\* 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.

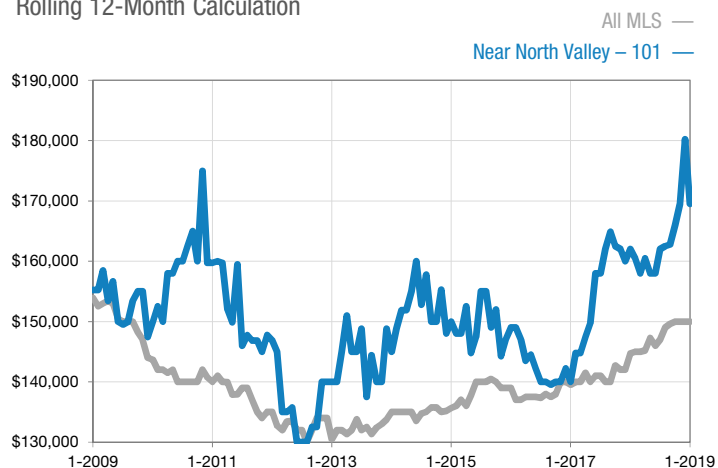
### Median Sales Price - Single-Family Detached

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.