

# Local Market Update for January 2019

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	32	16	- 50.0%	32	16	- 50.0%
Pending Sales	18	14	- 22.2%	18	14	- 22.2%
Closed Sales	15	16	+ 6.7%	15	16	+ 6.7%
Days on Market Until Sale	46	44	- 4.3%	46	44	- 4.3%
Median Sales Price*	\$228,000	<b>\$231,750</b>	+ 1.6%	\$228,000	<b>\$231,750</b>	+ 1.6%
Average Sales Price*	\$245,098	<b>\$230,273</b>	- 6.0%	\$245,098	<b>\$230,273</b>	- 6.0%
Percent of List Price Received*	98.8%	<b>96.6%</b>	- 2.2%	98.8%	<b>96.6%</b>	- 2.2%
Inventory of Homes for Sale	43	35	- 18.6%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--

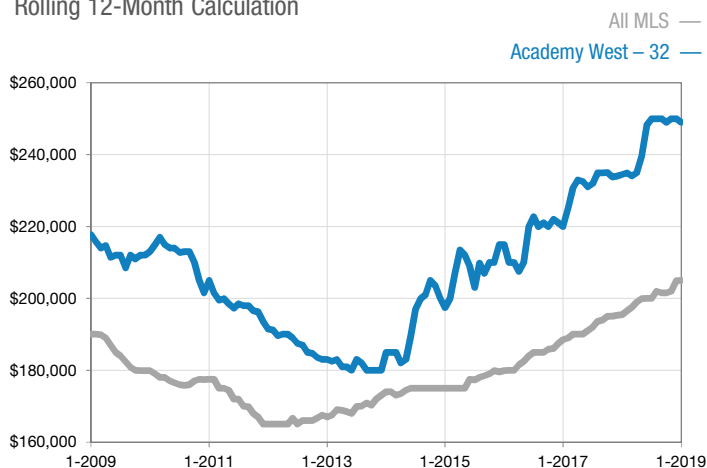
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	10	9	- 10.0%	10	9	- 10.0%
Pending Sales	14	11	- 21.4%	14	11	- 21.4%
Closed Sales	4	10	+ 150.0%	4	10	+ 150.0%
Days on Market Until Sale	17	17	0.0%	17	17	0.0%
Median Sales Price*	\$219,125	<b>\$152,500</b>	- 30.4%	\$219,125	<b>\$152,500</b>	- 30.4%
Average Sales Price*	\$245,063	<b>\$177,475</b>	- 27.6%	\$245,063	<b>\$177,475</b>	- 27.6%
Percent of List Price Received*	97.6%	<b>98.6%</b>	+ 1.0%	97.6%	<b>98.6%</b>	+ 1.0%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

\* 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.

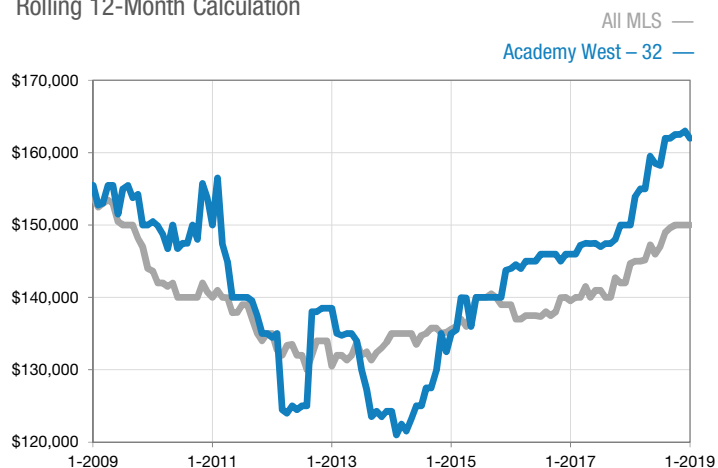
### Median Sales Price - Single-Family Detached

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.