

Local Market Update for January 2019

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	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	23	17	- 26.1%	23	17	- 26.1%
Pending Sales	13	16	+ 23.1%	13	16	+ 23.1%
Closed Sales	7	9	+ 28.6%	7	9	+ 28.6%
Days on Market Until Sale	57	44	- 22.8%	57	44	- 22.8%
Median Sales Price*	\$168,500	\$145,000	- 13.9%	\$168,500	\$145,000	- 13.9%
Average Sales Price*	\$171,343	\$136,878	- 20.1%	\$171,343	\$136,878	- 20.1%
Percent of List Price Received*	97.7%	91.5%	- 6.3%	97.7%	91.5%	- 6.3%
Inventory of Homes for Sale	44	27	- 38.6%	--	--	--
Months Supply of Inventory	3.9	1.9	- 51.3%	--	--	--

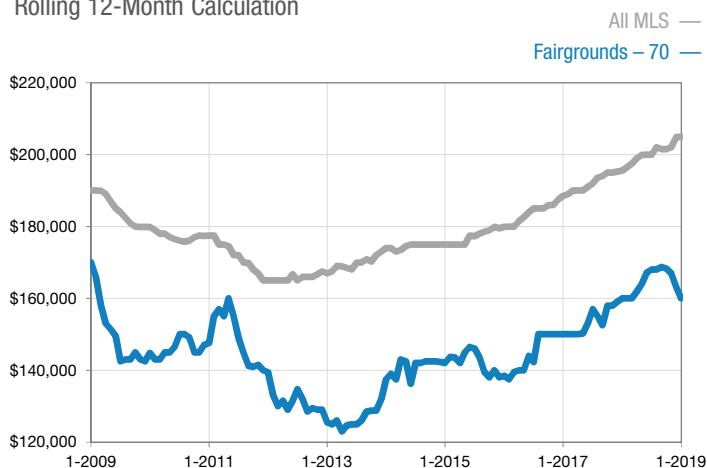
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	2	1	- 50.0%	2	1	- 50.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	73	83	+ 13.7%	73	83	+ 13.7%
Median Sales Price*	\$154,500	\$155,000	+ 0.3%	\$154,500	\$155,000	+ 0.3%
Average Sales Price*	\$154,500	\$155,000	+ 0.3%	\$154,500	\$155,000	+ 0.3%
Percent of List Price Received*	97.2%	99.1%	+ 2.0%	97.2%	99.1%	+ 2.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--

* 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.

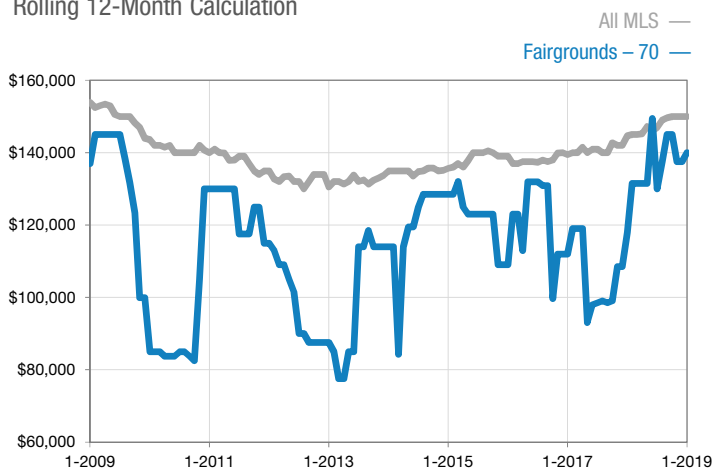
Median Sales Price - Single-Family Detached

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.