

# Local Market Update for January 2019

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	31	24	- 22.6%	31	24	- 22.6%
Pending Sales	15	14	- 6.7%	15	14	- 6.7%
Closed Sales	12	14	+ 16.7%	12	14	+ 16.7%
Days on Market Until Sale	88	66	- 25.0%	88	66	- 25.0%
Median Sales Price*	\$209,750	<b>\$248,850</b>	+ 18.6%	\$209,750	<b>\$248,850</b>	+ 18.6%
Average Sales Price*	\$242,217	<b>\$245,295</b>	+ 1.3%	\$242,217	<b>\$245,295</b>	+ 1.3%
Percent of List Price Received*	94.0%	<b>96.8%</b>	+ 3.0%	94.0%	<b>96.8%</b>	+ 3.0%
Inventory of Homes for Sale	63	55	- 12.7%	--	--	--
Months Supply of Inventory	3.5	3.3	- 5.7%	--	--	--

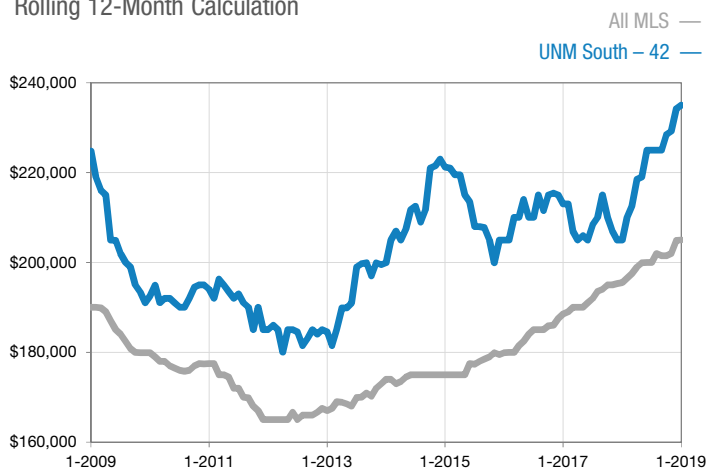
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	4	4	0.0%	4	4	0.0%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	79	8	- 89.9%	79	8	- 89.9%
Median Sales Price*	\$320,000	<b>\$202,965</b>	- 36.6%	\$320,000	<b>\$202,965</b>	- 36.6%
Average Sales Price*	\$242,667	<b>\$202,965</b>	- 16.4%	\$242,667	<b>\$202,965</b>	- 16.4%
Percent of List Price Received*	95.5%	<b>91.3%</b>	- 4.4%	95.5%	<b>91.3%</b>	- 4.4%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	5.7	4.2	- 26.3%	--	--	--

\* 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.

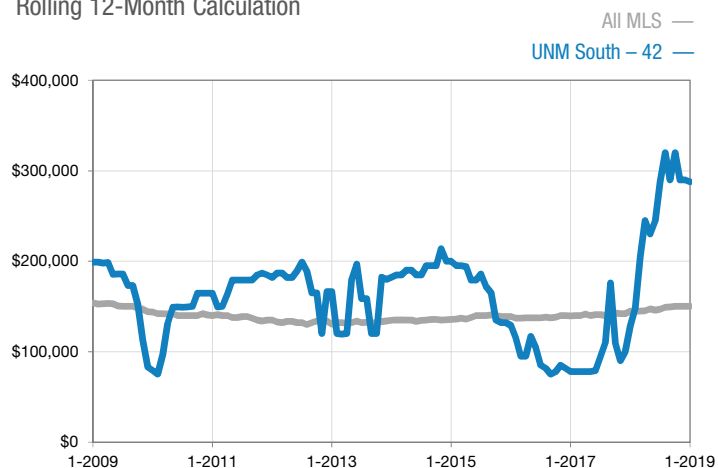
### Median Sales Price - Single-Family Detached

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.