

Local Market Update for January 2019

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



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Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	49	37	- 24.5%	49	37	- 24.5%
Pending Sales	31	31	0.0%	31	31	0.0%
Closed Sales	10	25	+ 150.0%	10	25	+ 150.0%
Days on Market Until Sale	49	65	+ 32.7%	49	65	+ 32.7%
Median Sales Price*	\$165,250	\$155,000	- 6.2%	\$165,250	\$155,000	- 6.2%
Average Sales Price*	\$204,650	\$184,046	- 10.1%	\$204,650	\$184,046	- 10.1%
Percent of List Price Received*	99.5%	96.0%	- 3.5%	99.5%	96.0%	- 3.5%
Inventory of Homes for Sale	81	65	- 19.8%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--

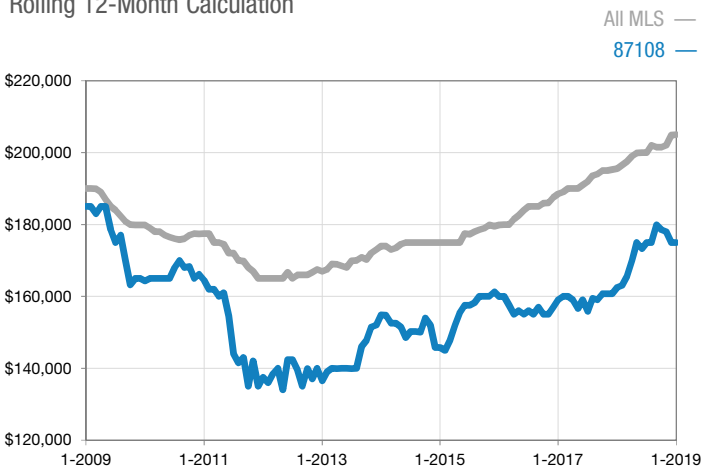
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	6	7	+ 16.7%	6	7	+ 16.7%
Pending Sales	5	2	- 60.0%	5	2	- 60.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Days on Market Until Sale	77	72	- 6.5%	77	72	- 6.5%
Median Sales Price*	\$264,750	\$140,000	- 47.1%	\$264,750	\$140,000	- 47.1%
Average Sales Price*	\$264,750	\$149,386	- 43.6%	\$264,750	\$149,386	- 43.6%
Percent of List Price Received*	98.1%	93.0%	- 5.2%	98.1%	93.0%	- 5.2%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	4.6	3.5	- 23.9%	--	--	--

* 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.

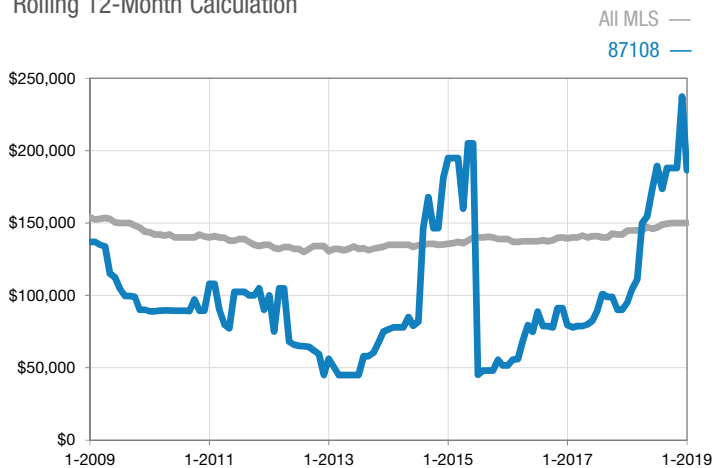
Median Sales Price - Single-Family Detached

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.