

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	121	82	- 32.2%	121	82	- 32.2%
Pending Sales	76	103	+ 35.5%	76	103	+ 35.5%
Closed Sales	65	75	+ 15.4%	65	75	+ 15.4%
Days on Market Until Sale	50	55	+ 10.0%	50	55	+ 10.0%
Median Sales Price*	\$206,500	\$225,000	+ 9.0%	\$206,500	\$225,000	+ 9.0%
Average Sales Price*	\$233,956	\$240,218	+ 2.7%	\$233,956	\$240,218	+ 2.7%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.2%	98.2%	0.0%
Inventory of Homes for Sale	254	183	- 28.0%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--

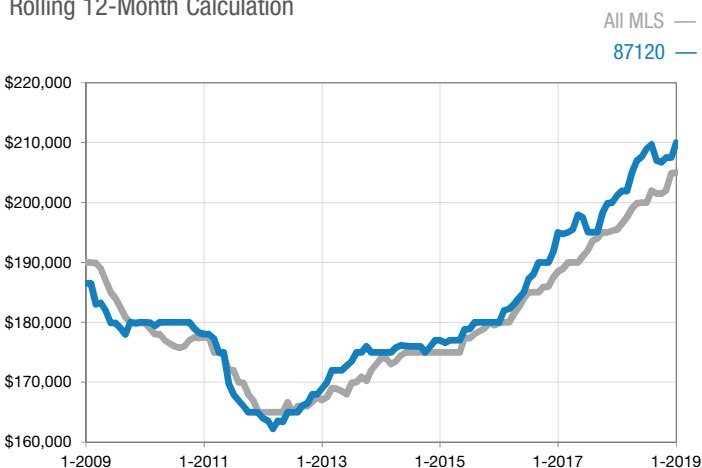
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	13	15	+ 15.4%	13	15	+ 15.4%
Pending Sales	11	16	+ 45.5%	11	16	+ 45.5%
Closed Sales	8	17	+ 112.5%	8	17	+ 112.5%
Days on Market Until Sale	64	40	- 37.5%	64	40	- 37.5%
Median Sales Price*	\$138,000	\$153,000	+ 10.9%	\$138,000	\$153,000	+ 10.9%
Average Sales Price*	\$177,125	\$160,198	- 9.6%	\$177,125	\$160,198	- 9.6%
Percent of List Price Received*	97.0%	96.4%	- 0.6%	97.0%	96.4%	- 0.6%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

* 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.

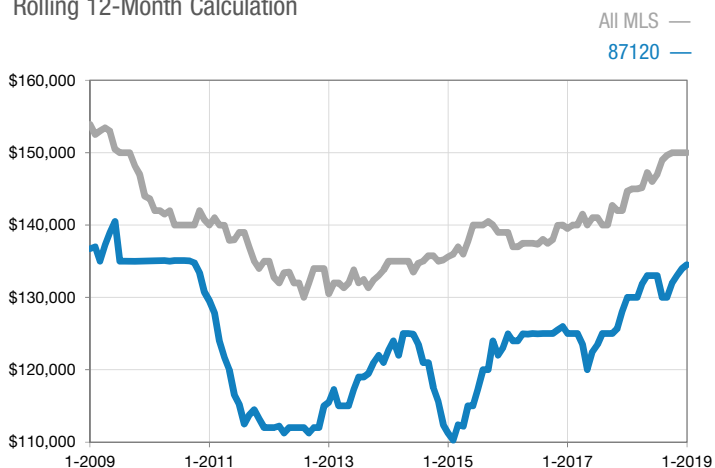
Median Sales Price - Single-Family Detached

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.