

# Local Market Update for January 2019

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



## 87111

| Single-Family Detached          | January   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2018      | 2019             | Percent Change | Thru 1-2018  | Thru 1-2019      | Percent Change |
| New Listings                    | 64        | 59               | - 7.8%         | 64           | 59               | - 7.8%         |
| Pending Sales                   | 49        | 47               | - 4.1%         | 49           | 47               | - 4.1%         |
| Closed Sales                    | 46        | 33               | - 28.3%        | 46           | 33               | - 28.3%        |
| Days on Market Until Sale       | 55        | 54               | - 1.8%         | 55           | 54               | - 1.8%         |
| Median Sales Price*             | \$277,500 | <b>\$307,000</b> | + 10.6%        | \$277,500    | <b>\$307,000</b> | + 10.6%        |
| Average Sales Price*            | \$337,125 | <b>\$384,925</b> | + 14.2%        | \$337,125    | <b>\$384,925</b> | + 14.2%        |
| Percent of List Price Received* | 98.1%     | <b>97.9%</b>     | - 0.2%         | 98.1%        | <b>97.9%</b>     | - 0.2%         |
| Inventory of Homes for Sale     | 135       | 109              | - 19.3%        | --           | --               | --             |
| Months Supply of Inventory      | 2.2       | 1.8              | - 18.2%        | --           | --               | --             |

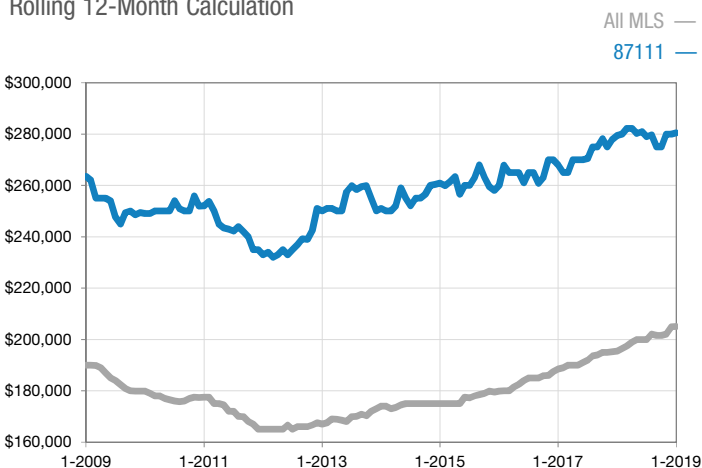
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | January   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2018      | 2019             | Percent Change | Thru 1-2018  | Thru 1-2019      | Percent Change |
| New Listings                    | 22        | 13               | - 40.9%        | 22           | 13               | - 40.9%        |
| Pending Sales                   | 23        | 8                | - 65.2%        | 23           | 8                | - 65.2%        |
| Closed Sales                    | 14        | 8                | - 42.9%        | 14           | 8                | - 42.9%        |
| Days on Market Until Sale       | 31        | 57               | + 83.9%        | 31           | 57               | + 83.9%        |
| Median Sales Price*             | \$165,250 | <b>\$150,800</b> | - 8.7%         | \$165,250    | <b>\$150,800</b> | - 8.7%         |
| Average Sales Price*            | \$174,795 | <b>\$175,888</b> | + 0.6%         | \$174,795    | <b>\$175,888</b> | + 0.6%         |
| Percent of List Price Received* | 98.3%     | <b>97.4%</b>     | - 0.9%         | 98.3%        | <b>97.4%</b>     | - 0.9%         |
| Inventory of Homes for Sale     | 24        | 26               | + 8.3%         | --           | --               | --             |
| Months Supply of Inventory      | 1.5       | 1.9              | + 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.

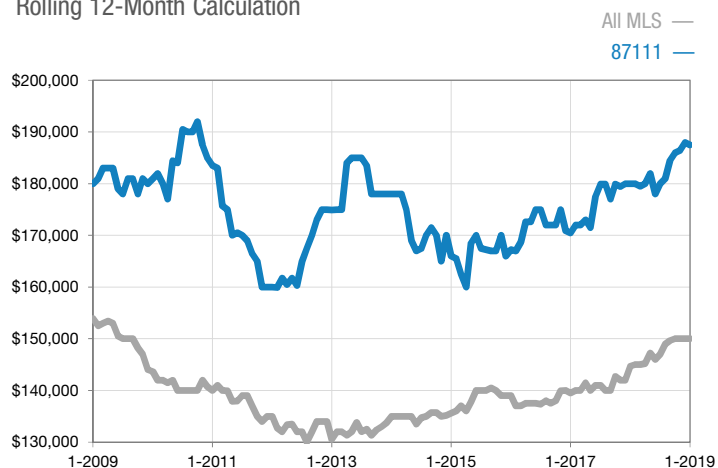
### Median Sales Price - Single-Family Detached

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.