

# Local Market Update for January 2019

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



## West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	5	3	- 40.0%	5	3	- 40.0%
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	64	33	- 48.4%	64	33	- 48.4%
Median Sales Price*	\$499,000	<b>\$240,000</b>	- 51.9%	\$499,000	<b>\$240,000</b>	- 51.9%
Average Sales Price*	\$499,000	<b>\$544,000</b>	+ 9.0%	\$499,000	<b>\$544,000</b>	+ 9.0%
Percent of List Price Received*	97.6%	<b>97.6%</b>	0.0%	97.6%	<b>97.6%</b>	0.0%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	3.5	<b>2.2</b>	- 37.1%	--	--	--

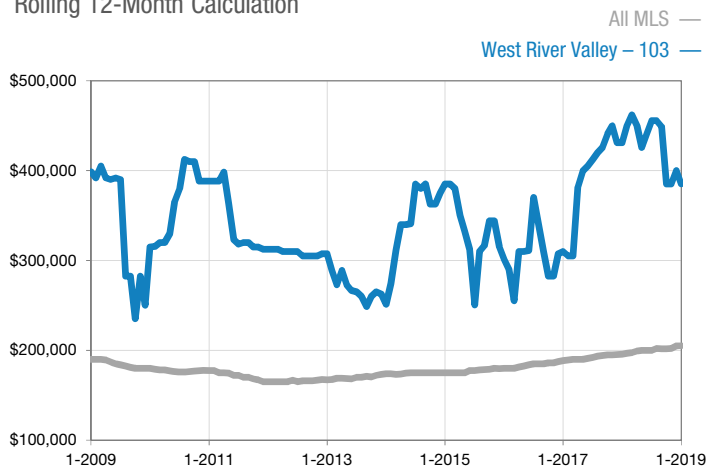
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	6	--	--	6	--
Median Sales Price*	--	<b>\$208,500</b>	--	--	<b>\$208,500</b>	--
Average Sales Price*	--	<b>\$208,500</b>	--	--	<b>\$208,500</b>	--
Percent of List Price Received*	--	<b>97.0%</b>	--	--	<b>97.0%</b>	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>2.0</b>	+ 100.0%	--	--	--

\* 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.

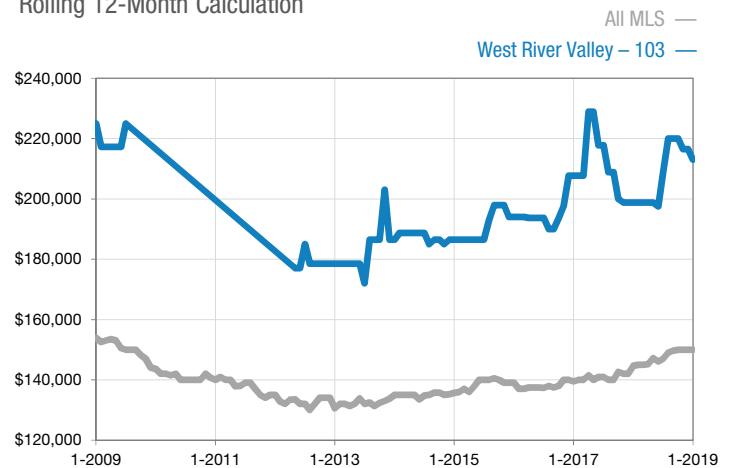
### Median Sales Price - Single-Family Detached

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.