

Local Market Update for January 2019

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	35	39	+ 11.4%	35	39	+ 11.4%
Pending Sales	30	30	0.0%	30	30	0.0%
Closed Sales	31	28	- 9.7%	31	28	- 9.7%
Days on Market Until Sale	52	46	- 11.5%	52	46	- 11.5%
Median Sales Price*	\$233,500	\$222,450	- 4.7%	\$233,500	\$222,450	- 4.7%
Average Sales Price*	\$236,724	\$233,957	- 1.2%	\$236,724	\$233,957	- 1.2%
Percent of List Price Received*	97.0%	98.5%	+ 1.5%	97.0%	98.5%	+ 1.5%
Inventory of Homes for Sale	86	61	- 29.1%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--

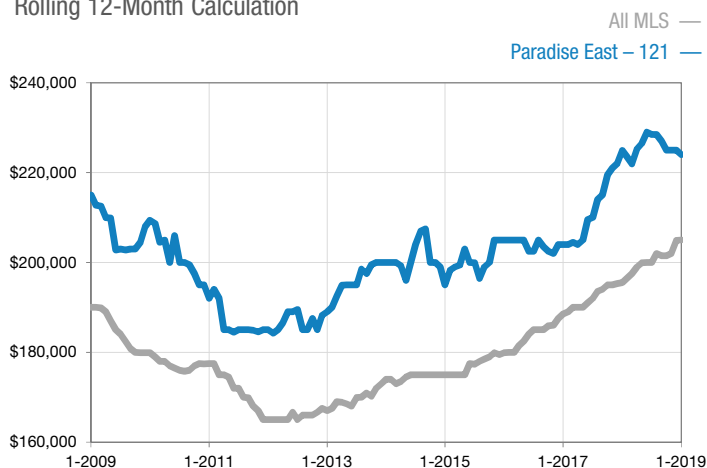
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	5	0	- 100.0%	5	0	- 100.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	4	88	+ 2100.0%	4	88	+ 2100.0%
Median Sales Price*	\$109,000	\$120,000	+ 10.1%	\$109,000	\$120,000	+ 10.1%
Average Sales Price*	\$109,000	\$119,000	+ 9.2%	\$109,000	\$119,000	+ 9.2%
Percent of List Price Received*	99.1%	96.5%	- 2.6%	99.1%	96.5%	- 2.6%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	3.0	0.3	- 90.0%	--	--	--

* 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.

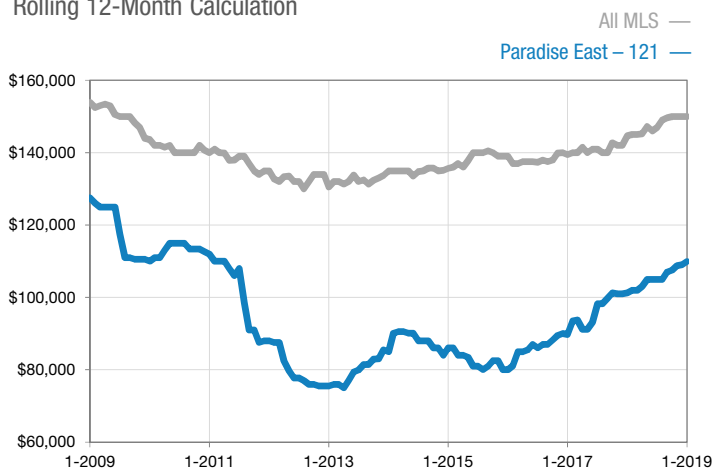
Median Sales Price - Single-Family Detached

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.