

Local Market Update for January 2019

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	27	36	+ 33.3%	27	36	+ 33.3%
Pending Sales	28	21	- 25.0%	28	21	- 25.0%
Closed Sales	24	23	- 4.2%	24	23	- 4.2%
Days on Market Until Sale	33	73	+ 121.2%	33	73	+ 121.2%
Median Sales Price*	\$159,500	\$157,500	- 1.3%	\$159,500	\$157,500	- 1.3%
Average Sales Price*	\$168,079	\$182,752	+ 8.7%	\$168,079	\$182,752	+ 8.7%
Percent of List Price Received*	95.2%	97.1%	+ 2.0%	95.2%	97.1%	+ 2.0%
Inventory of Homes for Sale	62	55	- 11.3%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

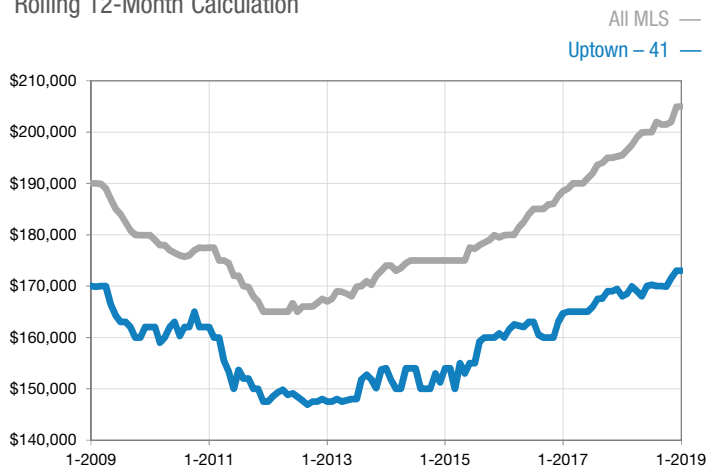
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	4	7	+ 75.0%	4	7	+ 75.0%
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Days on Market Until Sale	34	78	+ 129.4%	34	78	+ 129.4%
Median Sales Price*	\$84,000	\$94,250	+ 12.2%	\$84,000	\$94,250	+ 12.2%
Average Sales Price*	\$83,500	\$102,500	+ 22.8%	\$83,500	\$102,500	+ 22.8%
Percent of List Price Received*	98.1%	96.1%	- 2.0%	98.1%	96.1%	- 2.0%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	4.3	1.0	- 76.7%	--	--	--

* 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.

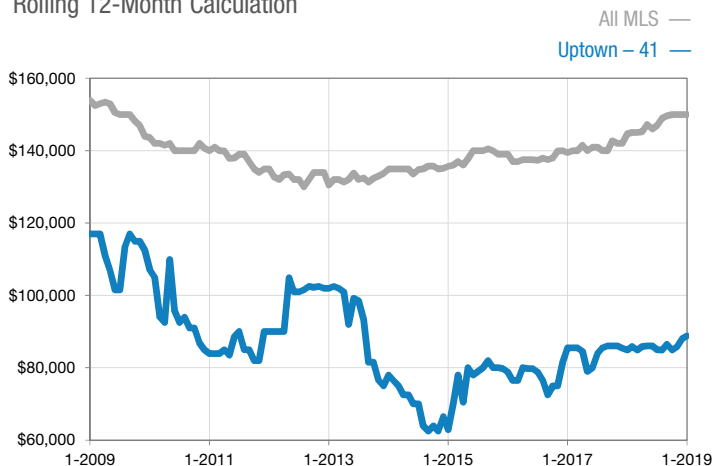
Median Sales Price - Single-Family Detached

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.