

Local Market Update for January 2019

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	92	68	- 26.1%	92	68	- 26.1%
Pending Sales	55	71	+ 29.1%	55	71	+ 29.1%
Closed Sales	45	42	- 6.7%	45	42	- 6.7%
Days on Market Until Sale	48	65	+ 35.4%	48	65	+ 35.4%
Median Sales Price*	\$212,000	\$244,000	+ 15.1%	\$212,000	\$244,000	+ 15.1%
Average Sales Price*	\$242,658	\$266,608	+ 9.9%	\$242,658	\$266,608	+ 9.9%
Percent of List Price Received*	98.4%	97.9%	- 0.5%	98.4%	97.9%	- 0.5%
Inventory of Homes for Sale	190	140	- 26.3%	--	--	--
Months Supply of Inventory	3.2	2.2	- 31.3%	--	--	--

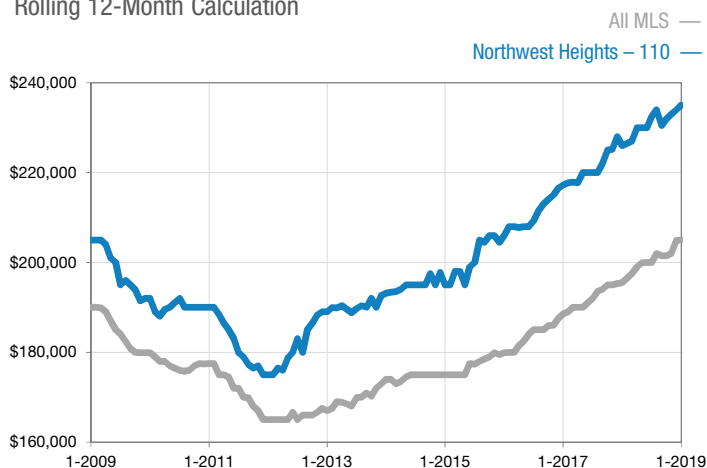
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	6	7	+ 16.7%	6	7	+ 16.7%
Pending Sales	4	7	+ 75.0%	4	7	+ 75.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Days on Market Until Sale	61	25	- 59.0%	61	25	- 59.0%
Median Sales Price*	\$307,000	\$215,000	- 30.0%	\$307,000	\$215,000	- 30.0%
Average Sales Price*	\$307,000	\$216,144	- 29.6%	\$307,000	\$216,144	- 29.6%
Percent of List Price Received*	96.1%	99.7%	+ 3.7%	96.1%	99.7%	+ 3.7%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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.

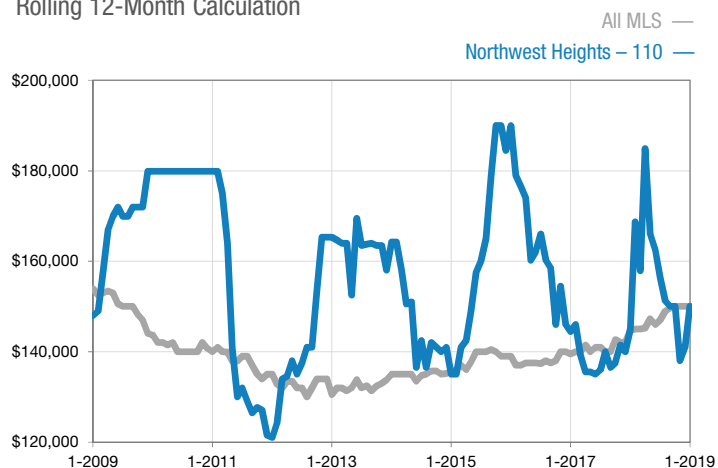
Median Sales Price - Single-Family Detached

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.