

Local Market Update for January 2019

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



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Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	39	32	- 17.9%	39	32	- 17.9%
Pending Sales	29	41	+ 41.4%	29	41	+ 41.4%
Closed Sales	24	21	- 12.5%	24	21	- 12.5%
Days on Market Until Sale	43	45	+ 4.7%	43	45	+ 4.7%
Median Sales Price*	\$113,988	\$146,145	+ 28.2%	\$113,988	\$146,145	+ 28.2%
Average Sales Price*	\$114,754	\$169,442	+ 47.7%	\$114,754	\$169,442	+ 47.7%
Percent of List Price Received*	98.1%	96.2%	- 1.9%	98.1%	96.2%	- 1.9%
Inventory of Homes for Sale	103	68	- 34.0%	--	--	--
Months Supply of Inventory	3.6	2.2	- 38.9%	--	--	--

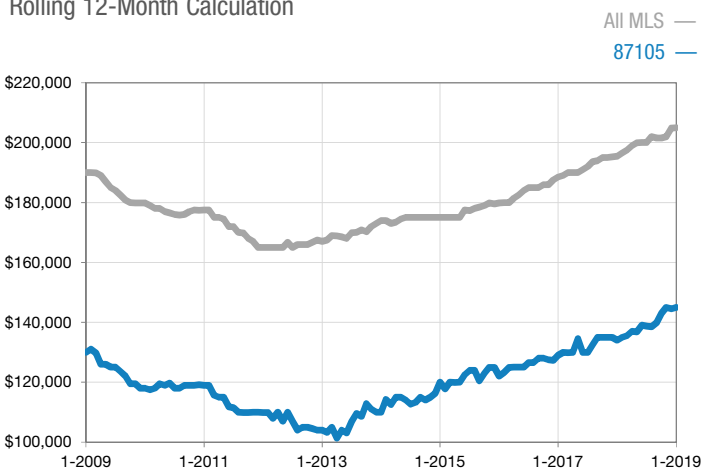
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	148	20	- 86.5%	148	20	- 86.5%
Median Sales Price*	\$121,500	\$54,500	- 55.1%	\$121,500	\$54,500	- 55.1%
Average Sales Price*	\$121,500	\$55,667	- 54.2%	\$121,500	\$55,667	- 54.2%
Percent of List Price Received*	91.6%	90.4%	- 1.3%	91.6%	90.4%	- 1.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

* 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.

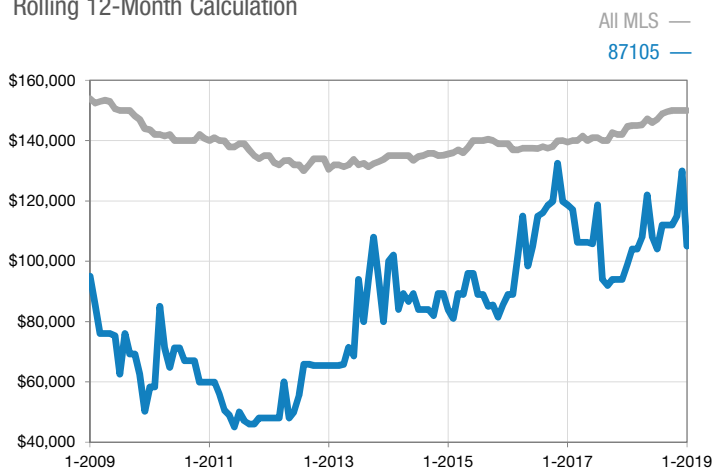
Median Sales Price - Single-Family Detached

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.