

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	52	56	+ 7.7%	52	56	+ 7.7%
Pending Sales	39	38	- 2.6%	39	38	- 2.6%
Closed Sales	34	31	- 8.8%	34	31	- 8.8%
Days on Market Until Sale	36	70	+ 94.4%	36	70	+ 94.4%
Median Sales Price*	\$168,250	\$175,000	+ 4.0%	\$168,250	\$175,000	+ 4.0%
Average Sales Price*	\$185,832	\$190,313	+ 2.4%	\$185,832	\$190,313	+ 2.4%
Percent of List Price Received*	95.8%	95.6%	- 0.2%	95.8%	95.6%	- 0.2%
Inventory of Homes for Sale	109	94	- 13.8%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

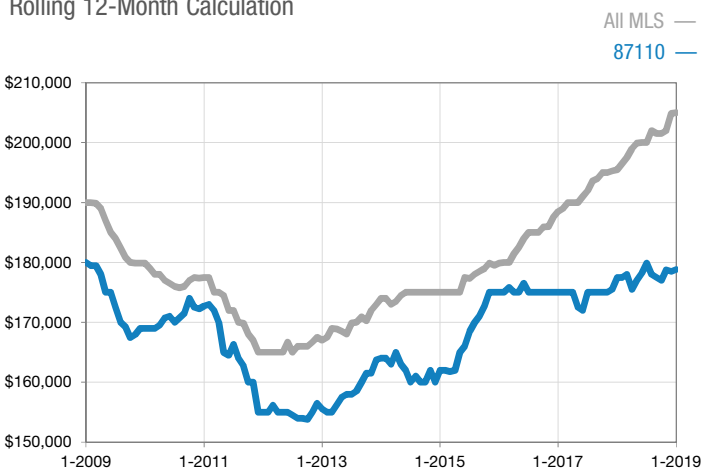
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	2	7	+ 250.0%	2	7	+ 250.0%
Pending Sales	6	8	+ 33.3%	6	8	+ 33.3%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Days on Market Until Sale	34	106	+ 211.8%	34	106	+ 211.8%
Median Sales Price*	\$84,000	\$113,250	+ 34.8%	\$84,000	\$113,250	+ 34.8%
Average Sales Price*	\$83,500	\$122,250	+ 46.4%	\$83,500	\$122,250	+ 46.4%
Percent of List Price Received*	98.1%	96.7%	- 1.4%	98.1%	96.7%	- 1.4%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	3.2	1.0	- 68.8%	--	--	--

* 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.

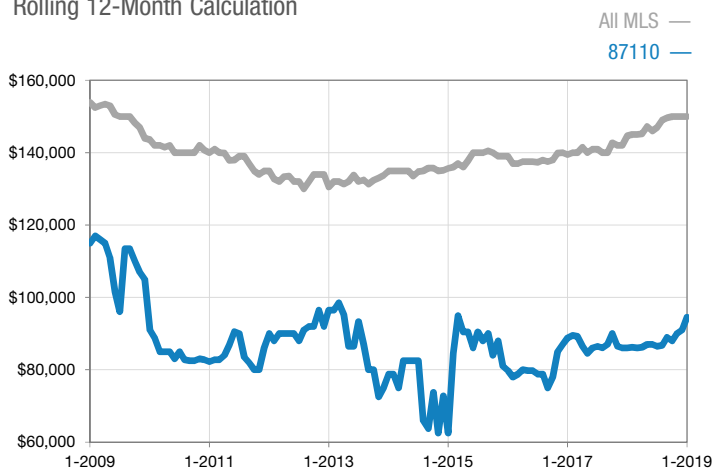
Median Sales Price - Single-Family Detached

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.