

# Local Market Update for January 2019

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



## 87109

| Single-Family Detached          | January   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2018      | 2019             | Percent Change | Thru 1-2018  | Thru 1-2019      | Percent Change |
| New Listings                    | 44        | 27               | - 38.6%        | 44           | 27               | - 38.6%        |
| Pending Sales                   | 30        | 23               | - 23.3%        | 30           | 23               | - 23.3%        |
| Closed Sales                    | 19        | 24               | + 26.3%        | 19           | 24               | + 26.3%        |
| Days on Market Until Sale       | 48        | 40               | - 16.7%        | 48           | 40               | - 16.7%        |
| Median Sales Price*             | \$231,000 | <b>\$252,000</b> | + 9.1%         | \$231,000    | <b>\$252,000</b> | + 9.1%         |
| Average Sales Price*            | \$255,262 | <b>\$260,316</b> | + 2.0%         | \$255,262    | <b>\$260,316</b> | + 2.0%         |
| Percent of List Price Received* | 98.6%     | <b>97.3%</b>     | - 1.3%         | 98.6%        | <b>97.3%</b>     | - 1.3%         |
| Inventory of Homes for Sale     | 59        | 53               | - 10.2%        | --           | --               | --             |
| Months Supply of Inventory      | 2.1       | 1.7              | - 19.0%        | --           | --               | --             |

\* 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.

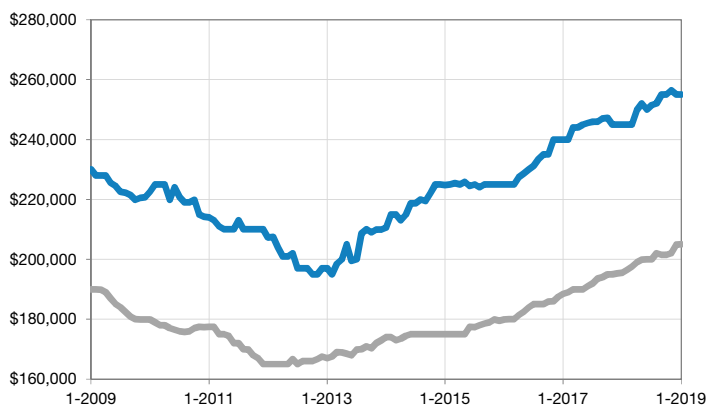
| Single-Family Attached          | January   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2018      | 2019             | Percent Change | Thru 1-2018  | Thru 1-2019      | Percent Change |
| New Listings                    | 12        | 9                | - 25.0%        | 12           | 9                | - 25.0%        |
| Pending Sales                   | 15        | 11               | - 26.7%        | 15           | 11               | - 26.7%        |
| Closed Sales                    | 4         | 12               | + 200.0%       | 4            | 12               | + 200.0%       |
| Days on Market Until Sale       | 17        | 18               | + 5.9%         | 17           | 18               | + 5.9%         |
| Median Sales Price*             | \$219,125 | <b>\$145,000</b> | - 33.8%        | \$219,125    | <b>\$145,000</b> | - 33.8%        |
| Average Sales Price*            | \$245,063 | <b>\$158,396</b> | - 35.4%        | \$245,063    | <b>\$158,396</b> | - 35.4%        |
| Percent of List Price Received* | 97.6%     | <b>98.0%</b>     | + 0.4%         | 97.6%        | <b>98.0%</b>     | + 0.4%         |
| Inventory of Homes for Sale     | 25        | 14               | - 44.0%        | --           | --               | --             |
| Months Supply of Inventory      | 1.8       | 1.1              | - 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.

### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

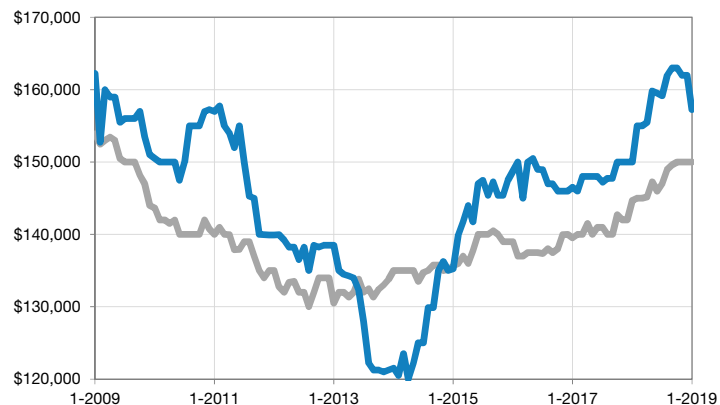
All MLS —  
87109 —



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —  
87109 —



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.