

Local Market Update for January 2019

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	19	13	- 31.6%	19	13	- 31.6%
Pending Sales	14	12	- 14.3%	14	12	- 14.3%
Closed Sales	8	7	- 12.5%	8	7	- 12.5%
Days on Market Until Sale	179	83	- 53.6%	179	83	- 53.6%
Median Sales Price*	\$192,500	\$189,000	- 1.8%	\$192,500	\$189,000	- 1.8%
Average Sales Price*	\$202,906	\$186,929	- 7.9%	\$202,906	\$186,929	- 7.9%
Percent of List Price Received*	100.1%	97.0%	- 3.1%	100.1%	97.0%	- 3.1%
Inventory of Homes for Sale	45	38	- 15.6%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--

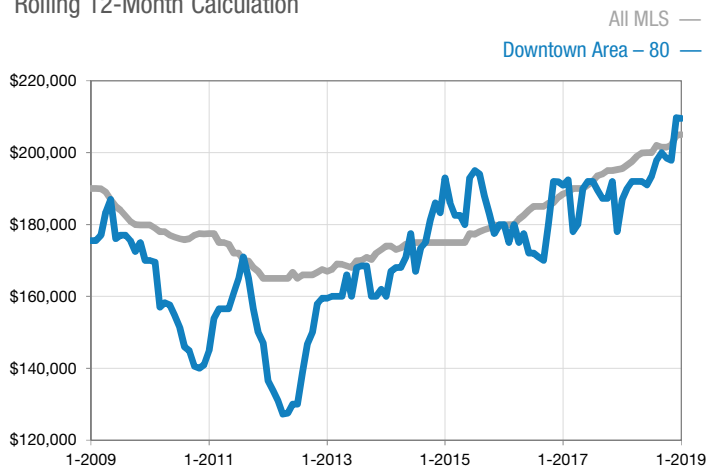
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	9	12	+ 33.3%	9	12	+ 33.3%
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	62	63	+ 1.6%	62	63	+ 1.6%
Median Sales Price*	\$115,000	\$142,250	+ 23.7%	\$115,000	\$142,250	+ 23.7%
Average Sales Price*	\$143,450	\$142,250	- 0.8%	\$143,450	\$142,250	- 0.8%
Percent of List Price Received*	95.4%	95.3%	- 0.1%	95.4%	95.3%	- 0.1%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	5.2	5.8	+ 11.5%	--	--	--

* 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.

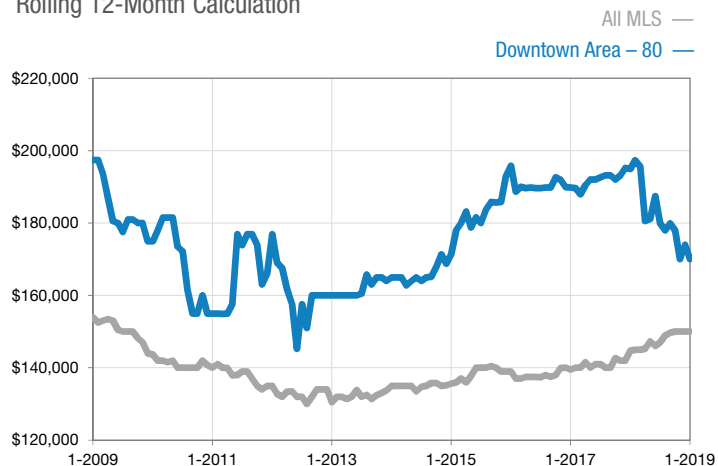
Median Sales Price - Single-Family Detached

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.