

Local Market Update for January 2019

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	26	23	- 11.5%	26	23	- 11.5%
Pending Sales	23	14	- 39.1%	23	14	- 39.1%
Closed Sales	12	17	+ 41.7%	12	17	+ 41.7%
Days on Market Until Sale	60	53	- 11.7%	60	53	- 11.7%
Median Sales Price*	\$221,000	\$155,000	- 29.9%	\$221,000	\$155,000	- 29.9%
Average Sales Price*	\$217,542	\$188,789	- 13.2%	\$217,542	\$188,789	- 13.2%
Percent of List Price Received*	101.6%	98.5%	- 3.1%	101.6%	98.5%	- 3.1%
Inventory of Homes for Sale	53	42	- 20.8%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

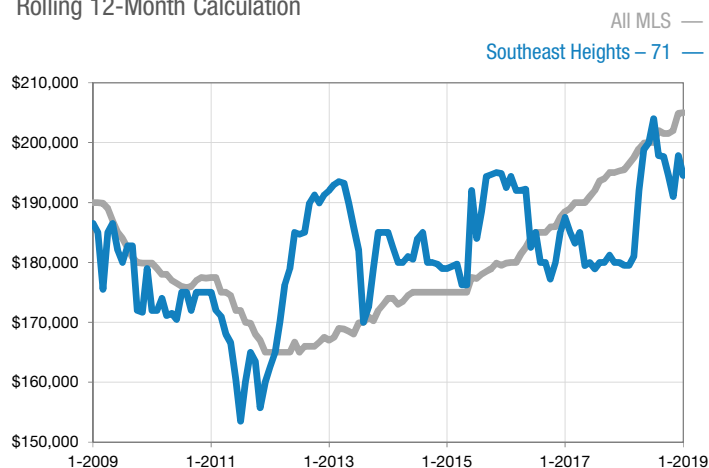
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	129	98	- 24.0%	129	98	- 24.0%
Median Sales Price*	\$198,000	\$32,000	- 83.8%	\$198,000	\$32,000	- 83.8%
Average Sales Price*	\$198,000	\$32,000	- 83.8%	\$198,000	\$32,000	- 83.8%
Percent of List Price Received*	99.5%	83.5%	- 16.1%	99.5%	83.5%	- 16.1%
Inventory of Homes for Sale	38	17	- 55.3%	--	--	--
Months Supply of Inventory	11.4	2.9	- 74.6%	--	--	--

* 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.

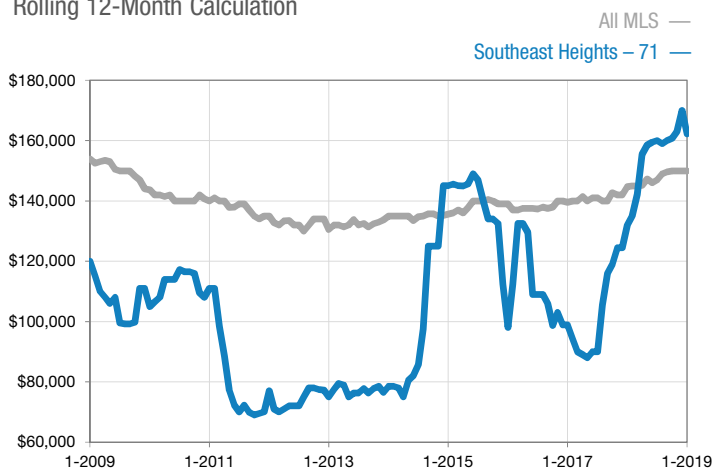
Median Sales Price - Single-Family Detached

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.