

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	48	21	- 56.3%	48	21	- 56.3%
Pending Sales	28	23	- 17.9%	28	23	- 17.9%
Closed Sales	20	17	- 15.0%	20	17	- 15.0%
Days on Market Until Sale	90	72	- 20.0%	90	72	- 20.0%
Median Sales Price*	\$177,000	\$265,000	+ 49.7%	\$177,000	\$265,000	+ 49.7%
Average Sales Price*	\$231,146	\$394,215	+ 70.5%	\$231,146	\$394,215	+ 70.5%
Percent of List Price Received*	98.6%	97.8%	- 0.8%	98.6%	97.8%	- 0.8%
Inventory of Homes for Sale	113	63	- 44.2%	--	--	--
Months Supply of Inventory	4.8	2.3	- 52.1%	--	--	--

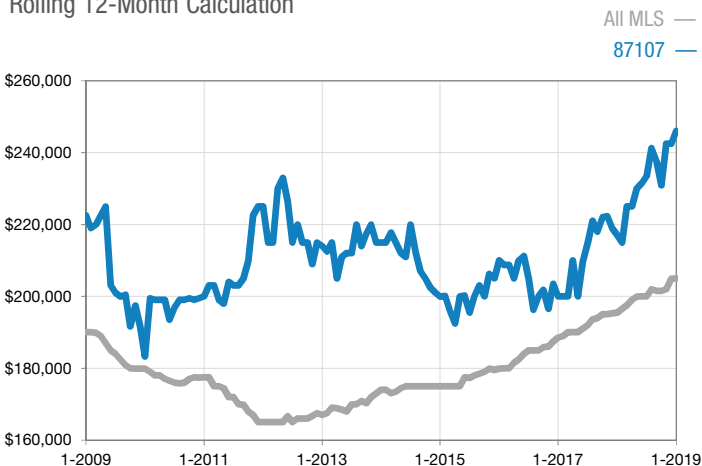
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	10	3	- 70.0%	10	3	- 70.0%
Pending Sales	6	2	- 66.7%	6	2	- 66.7%
Closed Sales	8	3	- 62.5%	8	3	- 62.5%
Days on Market Until Sale	25	48	+ 92.0%	25	48	+ 92.0%
Median Sales Price*	\$185,750	\$155,500	- 16.3%	\$185,750	\$155,500	- 16.3%
Average Sales Price*	\$209,481	\$156,500	- 25.3%	\$209,481	\$156,500	- 25.3%
Percent of List Price Received*	98.5%	96.3%	- 2.2%	98.5%	96.3%	- 2.2%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--

* 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.

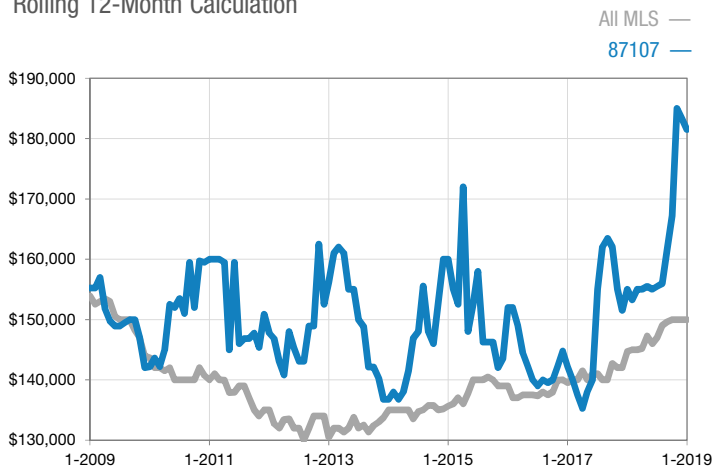
Median Sales Price - Single-Family Detached

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.