

Local Market Update for January 2019

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	24	24	0.0%	24	24	0.0%
Pending Sales	14	27	+ 92.9%	14	27	+ 92.9%
Closed Sales	14	17	+ 21.4%	14	17	+ 21.4%
Days on Market Until Sale	35	74	+ 111.4%	35	74	+ 111.4%
Median Sales Price*	\$267,500	\$240,000	- 10.3%	\$267,500	\$240,000	- 10.3%
Average Sales Price*	\$273,036	\$273,318	+ 0.1%	\$273,036	\$273,318	+ 0.1%
Percent of List Price Received*	95.7%	94.7%	- 1.0%	95.7%	94.7%	- 1.0%
Inventory of Homes for Sale	52	56	+ 7.7%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

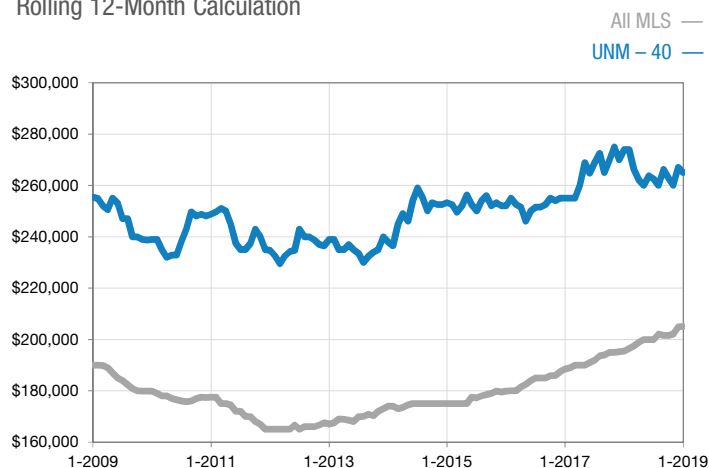
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	5	3	- 40.0%	5	3	- 40.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	0	--	--	0	--	--
Median Sales Price*	\$339,950	--	--	\$339,950	--	--
Average Sales Price*	\$339,950	--	--	\$339,950	--	--
Percent of List Price Received*	100.0%	--	--	100.0%	--	--
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	4.0	6.0	+ 50.0%	--	--	--

* 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.

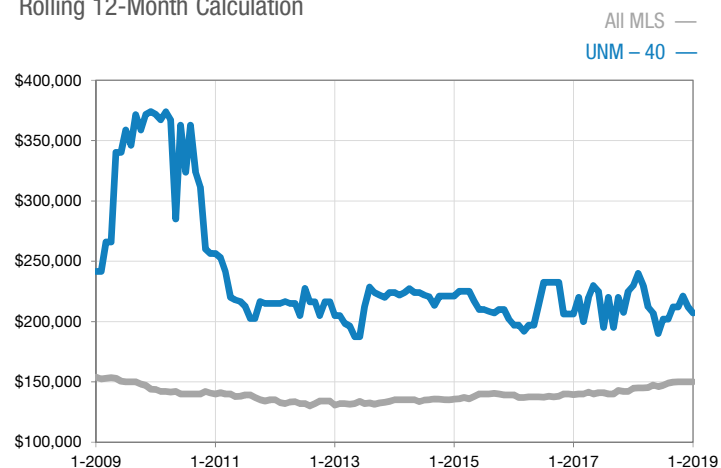
Median Sales Price - Single-Family Detached

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.