

Local Market Update for January 2019

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	20	17	- 15.0%	20	17	- 15.0%
Pending Sales	10	23	+ 130.0%	10	23	+ 130.0%
Closed Sales	14	9	- 35.7%	14	9	- 35.7%
Days on Market Until Sale	45	55	+ 22.2%	45	55	+ 22.2%
Median Sales Price*	\$97,000	\$145,000	+ 49.5%	\$97,000	\$145,000	+ 49.5%
Average Sales Price*	\$109,785	\$150,989	+ 37.5%	\$109,785	\$150,989	+ 37.5%
Percent of List Price Received*	94.8%	98.0%	+ 3.4%	94.8%	98.0%	+ 3.4%
Inventory of Homes for Sale	62	42	- 32.3%	--	--	--
Months Supply of Inventory	4.0	2.4	- 40.0%	--	--	--

* 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.

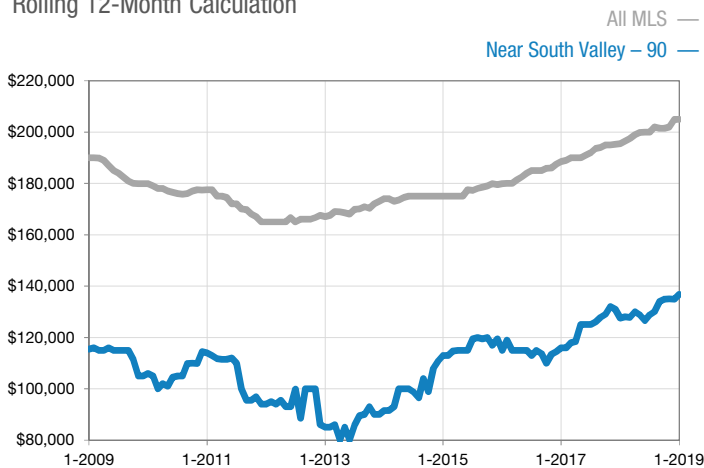
Single-Family Attached

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	3	--	0	3	--
Days on Market Until Sale	--	20	--	--	20	--
Median Sales Price*	--	\$54,500	--	--	\$54,500	--
Average Sales Price*	--	\$55,667	--	--	\$55,667	--
Percent of List Price Received*	--	90.4%	--	--	90.4%	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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.

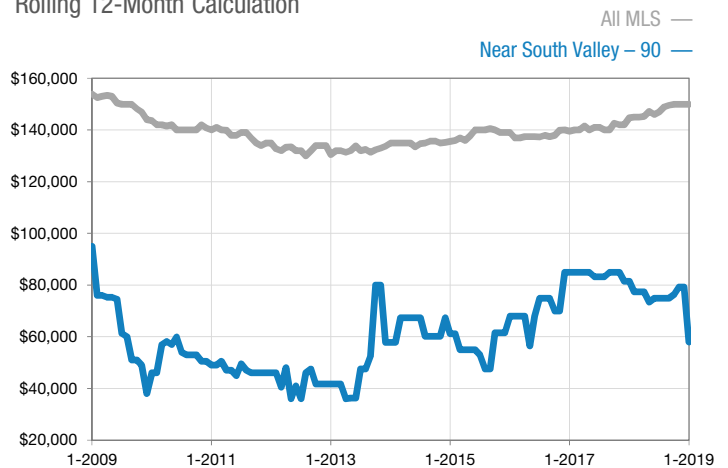
Median Sales Price - Single-Family Detached

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.