

Local Market Update for January 2019

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	28	15	- 46.4%	28	15	- 46.4%
Pending Sales	16	13	- 18.8%	16	13	- 18.8%
Closed Sales	19	12	- 36.8%	19	12	- 36.8%
Days on Market Until Sale	68	57	- 16.2%	68	57	- 16.2%
Median Sales Price*	\$252,000	\$417,500	+ 65.7%	\$252,000	\$417,500	+ 65.7%
Average Sales Price*	\$282,573	\$514,083	+ 81.9%	\$282,573	\$514,083	+ 81.9%
Percent of List Price Received*	98.7%	96.7%	- 2.0%	98.7%	96.7%	- 2.0%
Inventory of Homes for Sale	81	49	- 39.5%	--	--	--
Months Supply of Inventory	4.7	2.8	- 40.4%	--	--	--

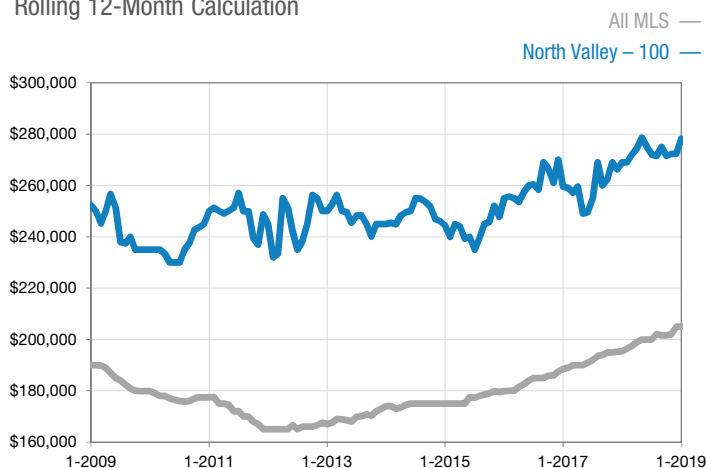
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	4	1	- 75.0%	4	1	- 75.0%
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	9	--	--	9	--	--
Median Sales Price*	\$106,000	--	--	\$106,000	--	--
Average Sales Price*	\$106,000	--	--	\$106,000	--	--
Percent of List Price Received*	97.7%	--	--	97.7%	--	--
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.2	+ 300.0%	--	--	--

* 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.

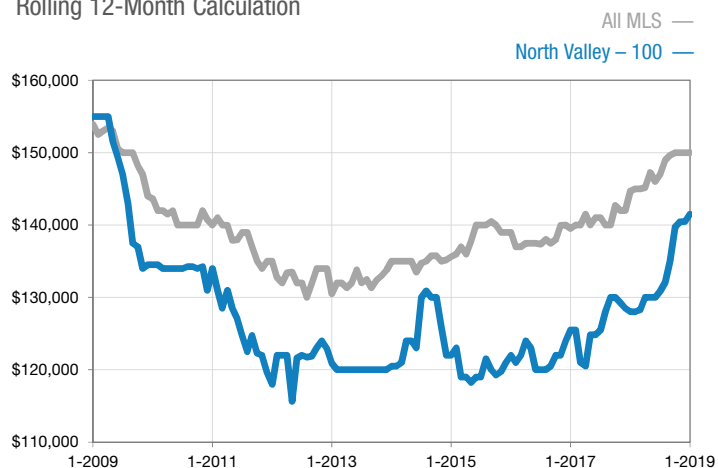
Median Sales Price - Single-Family Detached

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.