

Local Market Update for July 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Ladera Heights – 111

East of Paseo del Volcan, South of Unser, West of Rio Grande River, North of Central Ave

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	74	86	+ 16.2%	469	437	- 6.8%
Pending Sales	63	85	+ 34.9%	388	397	+ 2.3%
Closed Sales	60	75	+ 25.0%	360	331	- 8.1%
Days on Market Until Sale	22	17	- 22.7%	41	23	- 43.9%
Median Sales Price*	\$188,450	\$208,000	+ 10.4%	\$185,000	\$202,000	+ 9.2%
Average Sales Price*	\$194,528	\$228,160	+ 17.3%	\$193,376	\$211,627	+ 9.4%
Percent of List Price Received*	98.6%	100.2%	+ 1.6%	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	112	43	- 61.6%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

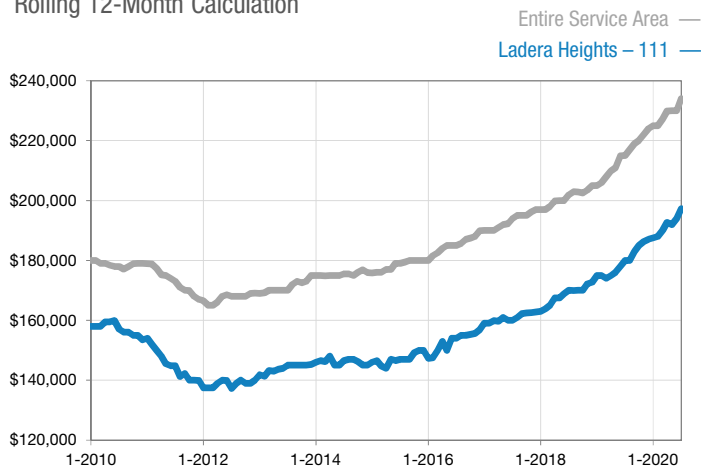
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	17	8	- 52.9%	96	69	- 28.1%
Pending Sales	13	12	- 7.7%	82	67	- 18.3%
Closed Sales	13	10	- 23.1%	77	57	- 26.0%
Days on Market Until Sale	19	30	+ 57.9%	26	19	- 26.9%
Median Sales Price*	\$143,000	\$159,500	+ 11.5%	\$143,000	\$159,500	+ 11.5%
Average Sales Price*	\$135,899	\$152,870	+ 12.5%	\$144,410	\$152,322	+ 5.5%
Percent of List Price Received*	96.9%	100.1%	+ 3.3%	98.4%	99.6%	+ 1.2%
Inventory of Homes for Sale	17	3	- 82.4%	--	--	--
Months Supply of Inventory	1.6	0.3	- 81.3%	--	--	--

* 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.

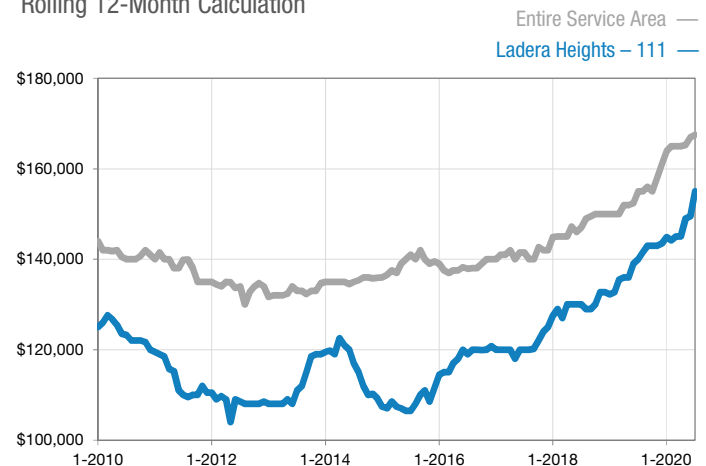
Median Sales Price - Single-Family Detached

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.