

Local Market Update for December 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	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	30	37	+ 23.3%	724	727	+ 0.4%
Pending Sales	34	42	+ 23.5%	609	676	+ 11.0%
Closed Sales	45	58	+ 28.9%	617	646	+ 4.7%
Days on Market Until Sale	41	11	- 73.2%	35	19	- 45.7%
Median Sales Price*	\$185,000	\$221,000	+ 19.5%	\$187,000	\$207,750	+ 11.1%
Average Sales Price*	\$208,847	\$231,079	+ 10.6%	\$196,912	\$218,428	+ 10.9%
Percent of List Price Received*	98.2%	101.6%	+ 3.5%	98.8%	100.1%	+ 1.3%
Inventory of Homes for Sale	71	27	- 62.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--

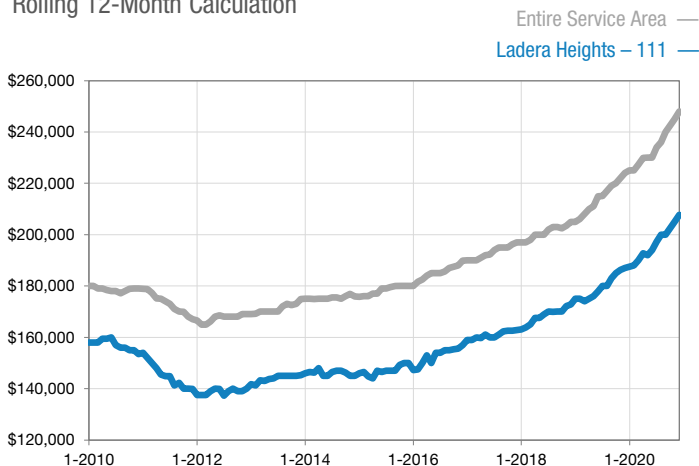
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	2	8	+ 300.0%	140	128	- 8.6%
Pending Sales	5	8	+ 60.0%	129	121	- 6.2%
Closed Sales	8	12	+ 50.0%	133	116	- 12.8%
Days on Market Until Sale	43	11	- 74.4%	25	13	- 48.0%
Median Sales Price*	\$156,950	\$183,500	+ 16.9%	\$143,500	\$165,000	+ 15.0%
Average Sales Price*	\$149,231	\$177,208	+ 18.7%	\$145,910	\$161,494	+ 10.7%
Percent of List Price Received*	97.3%	100.1%	+ 2.9%	98.4%	99.9%	+ 1.5%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

* 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.

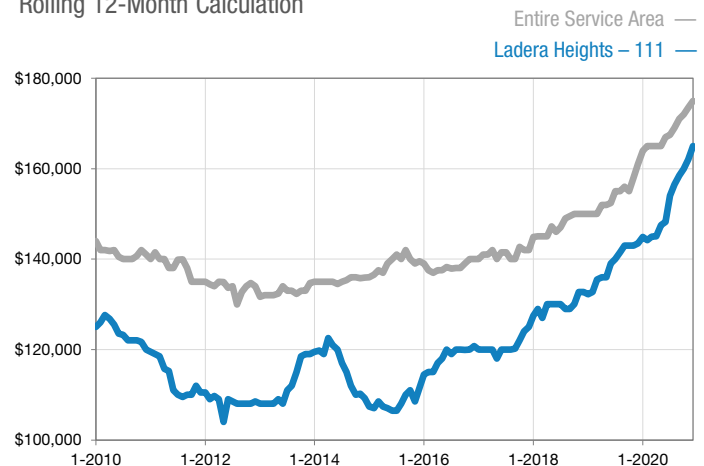
Median Sales Price - Single-Family Detached

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.