

Local Market Update for February 2017

This is 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	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	53	43	- 18.9%	104	104	0.0%
Pending Sales	40	44	+ 10.0%	75	72	- 4.0%
Closed Sales	30	23	- 23.3%	55	50	- 9.1%
Days on Market Until Sale	63	69	+ 9.5%	65	61	- 6.2%
Median Sales Price*	\$153,500	\$150,000	- 2.3%	\$135,000	\$158,000	+ 17.0%
Average Sales Price*	\$158,787	\$182,943	+ 15.2%	\$147,558	\$169,535	+ 14.9%
Percent of List Price Received*	95.6%	96.2%	+ 0.6%	96.9%	96.6%	- 0.3%
Inventory of Homes for Sale	130	110	- 15.4%	--	--	--
Months Supply of Inventory	3.6	2.8	- 22.2%	--	--	--

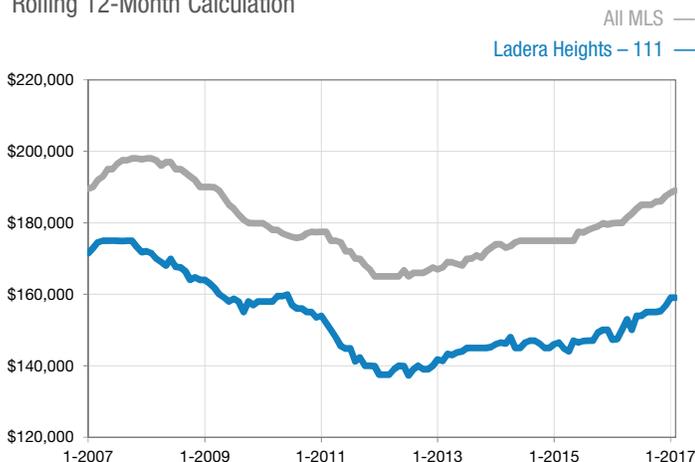
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	11	21	+ 90.9%	21	34	+ 61.9%
Pending Sales	8	9	+ 12.5%	16	17	+ 6.3%
Closed Sales	7	6	- 14.3%	11	14	+ 27.3%
Days on Market Until Sale	78	33	- 57.7%	59	28	- 52.5%
Median Sales Price*	\$109,000	\$117,450	+ 7.8%	\$115,000	\$112,620	- 2.1%
Average Sales Price*	\$117,976	\$113,574	- 3.7%	\$119,894	\$110,863	- 7.5%
Percent of List Price Received*	99.8%	99.0%	- 0.8%	100.1%	98.5%	- 1.6%
Inventory of Homes for Sale	28	36	+ 28.6%	--	--	--
Months Supply of Inventory	3.3	4.2	+ 27.3%	--	--	--

* 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.