

Local Market Update for August 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	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	67	69	+ 3.0%	536	505	- 5.8%
Pending Sales	58	81	+ 39.7%	446	464	+ 4.0%
Closed Sales	64	63	- 1.6%	424	394	- 7.1%
Days on Market Until Sale	22	14	- 36.4%	38	22	- 42.1%
Median Sales Price*	\$196,000	\$215,000	+ 9.7%	\$185,000	\$205,000	+ 10.8%
Average Sales Price*	\$203,584	\$225,175	+ 10.6%	\$194,921	\$213,793	+ 9.7%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	111	40	- 64.0%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

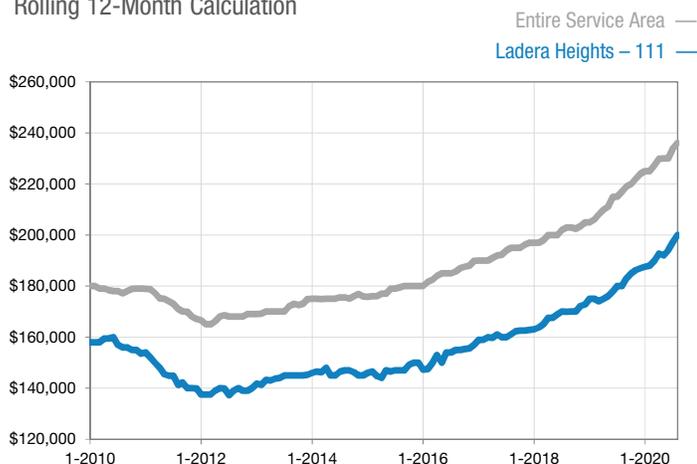
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	20	17	- 15.0%	116	87	- 25.0%
Pending Sales	16	16	0.0%	98	80	- 18.4%
Closed Sales	10	9	- 10.0%	87	66	- 24.1%
Days on Market Until Sale	9	7	- 22.2%	24	17	- 29.2%
Median Sales Price*	\$134,450	\$169,900	+ 26.4%	\$141,500	\$160,000	+ 13.1%
Average Sales Price*	\$137,980	\$168,489	+ 22.1%	\$143,671	\$154,103	+ 7.3%
Percent of List Price Received*	99.7%	101.1%	+ 1.4%	98.5%	99.5%	+ 1.0%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

* 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.

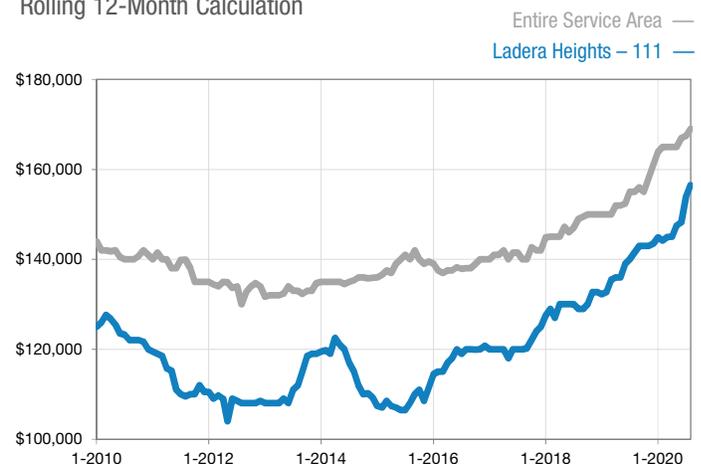
Median Sales Price - Single-Family Detached

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.