

Local Market Update for September 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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	57	68	+ 19.3%	593	573	- 3.4%
Pending Sales	49	71	+ 44.9%	494	529	+ 7.1%
Closed Sales	54	69	+ 27.8%	478	463	- 3.1%
Days on Market Until Sale	22	12	- 45.5%	36	20	- 44.4%
Median Sales Price*	\$190,000	\$205,000	+ 7.9%	\$186,250	\$205,000	+ 10.1%
Average Sales Price*	\$198,246	\$212,275	+ 7.1%	\$195,297	\$213,570	+ 9.4%
Percent of List Price Received*	98.7%	101.2%	+ 2.5%	98.8%	99.7%	+ 0.9%
Inventory of Homes for Sale	95	36	- 62.1%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--

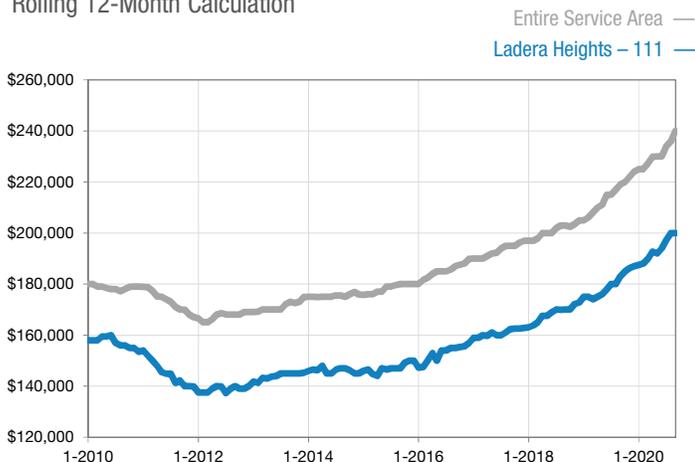
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	9	14	+ 55.6%	125	101	- 19.2%
Pending Sales	12	16	+ 33.3%	110	94	- 14.5%
Closed Sales	16	12	- 25.0%	103	78	- 24.3%
Days on Market Until Sale	17	6	- 64.7%	23	15	- 34.8%
Median Sales Price*	\$147,500	\$163,250	+ 10.7%	\$143,000	\$160,000	+ 11.9%
Average Sales Price*	\$139,481	\$160,992	+ 15.4%	\$143,020	\$155,162	+ 8.5%
Percent of List Price Received*	97.9%	99.9%	+ 2.0%	98.4%	99.5%	+ 1.1%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

* 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.

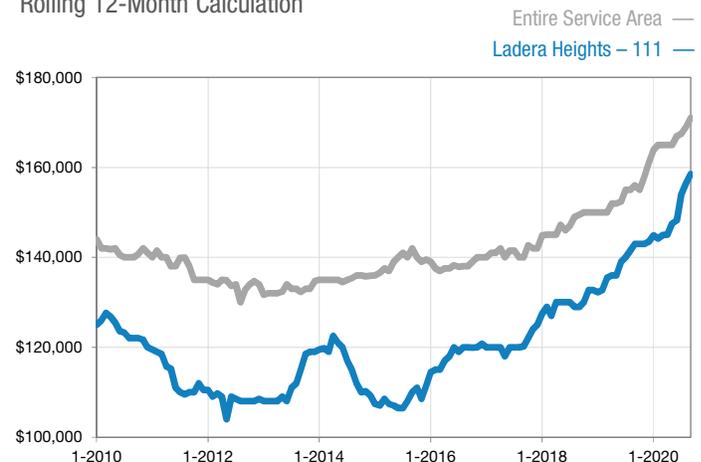
Median Sales Price - Single-Family Detached

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.