

# Local Market Update for February 2021

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		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	58	45	- 22.4%	106	98	- 7.5%
Pending Sales	45	55	+ 22.2%	94	107	+ 13.8%
Closed Sales	42	44	+ 4.8%	81	90	+ 11.1%
Days on Market Until Sale	32	16	- 50.0%	32	14	- 56.3%
Median Sales Price*	\$185,000	<b>\$233,750</b>	+ 26.4%	\$193,600	<b>\$225,000</b>	+ 16.2%
Average Sales Price*	\$197,658	<b>\$247,829</b>	+ 25.4%	\$200,465	<b>\$232,716</b>	+ 16.1%
Percent of List Price Received*	98.8%	100.2%	+ 1.4%	98.2%	100.1%	+ 1.9%
Inventory of Homes for Sale	69	12	- 82.6%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--

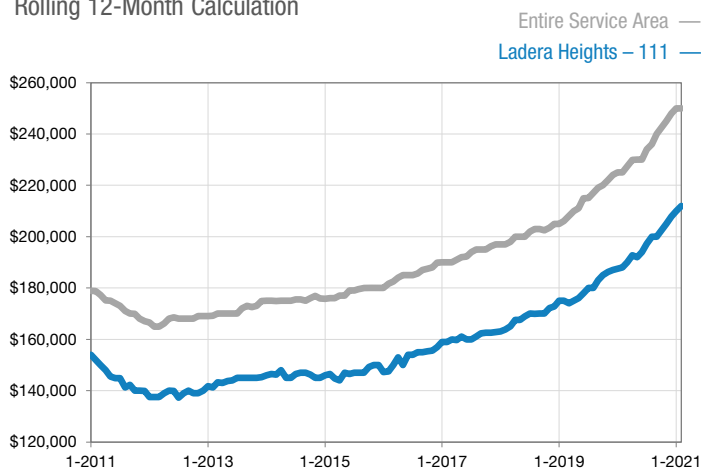
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	8	8	0.0%	18	15	- 16.7%
Pending Sales	11	12	+ 9.1%	19	16	- 15.8%
Closed Sales	8	6	- 25.0%	13	14	+ 7.7%
Days on Market Until Sale	19	22	+ 15.8%	18	13	- 27.8%
Median Sales Price*	\$160,250	<b>\$190,000</b>	+ 18.6%	\$161,000	<b>\$182,000</b>	+ 13.0%
Average Sales Price*	\$169,421	<b>\$215,833</b>	+ 27.4%	\$162,413	<b>\$184,357</b>	+ 13.5%
Percent of List Price Received*	97.1%	100.6%	+ 3.6%	98.0%	100.1%	+ 2.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--

\* 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.

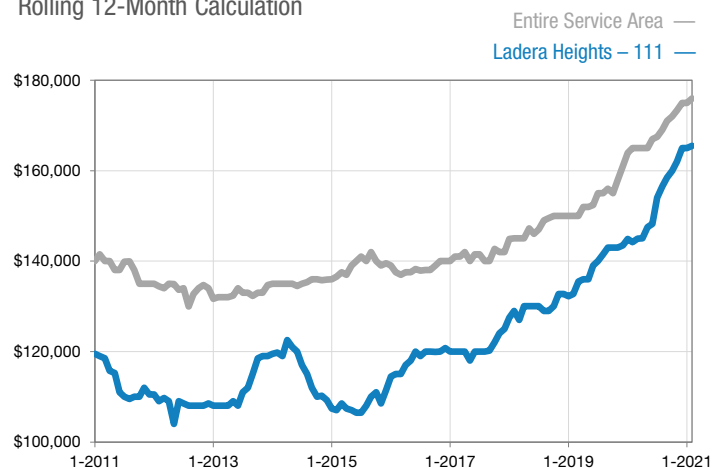
### Median Sales Price - Single-Family Detached

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.