

Local Market Update for March 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	68	53	- 22.1%	174	152	- 12.6%
Pending Sales	45	52	+ 15.6%	139	151	+ 8.6%
Closed Sales	45	52	+ 15.6%	126	142	+ 12.7%
Days on Market Until Sale	28	13	- 53.6%	30	14	- 53.3%
Median Sales Price*	\$208,000	\$230,500	+ 10.8%	\$199,450	\$225,250	+ 12.9%
Average Sales Price*	\$215,905	\$245,938	+ 13.9%	\$205,979	\$237,558	+ 15.3%
Percent of List Price Received*	98.8%	101.7%	+ 2.9%	98.4%	100.7%	+ 2.3%
Inventory of Homes for Sale	83	18	- 78.3%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--

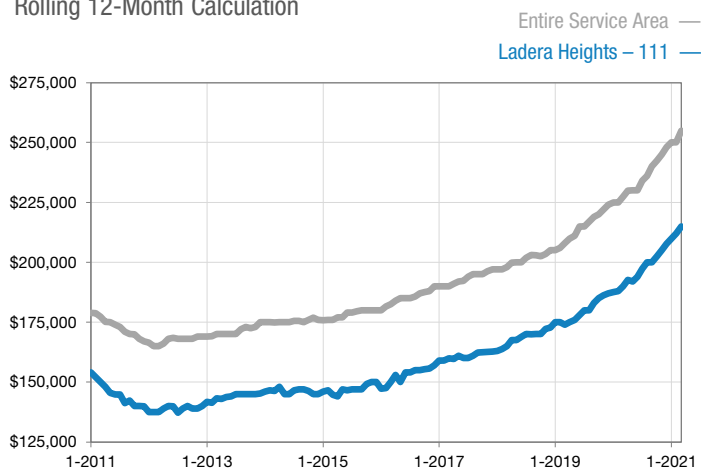
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	12	10	- 16.7%	30	25	- 16.7%
Pending Sales	7	10	+ 42.9%	26	26	0.0%
Closed Sales	9	10	+ 11.1%	22	24	+ 9.1%
Days on Market Until Sale	14	13	- 7.1%	16	13	- 18.8%
Median Sales Price*	\$157,000	\$180,000	+ 14.6%	\$159,250	\$182,000	+ 14.3%
Average Sales Price*	\$148,044	\$177,600	+ 20.0%	\$156,535	\$181,542	+ 16.0%
Percent of List Price Received*	99.3%	101.6%	+ 2.3%	98.5%	100.7%	+ 2.2%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	0.9	0.1	- 88.9%	--	--	--

* 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.

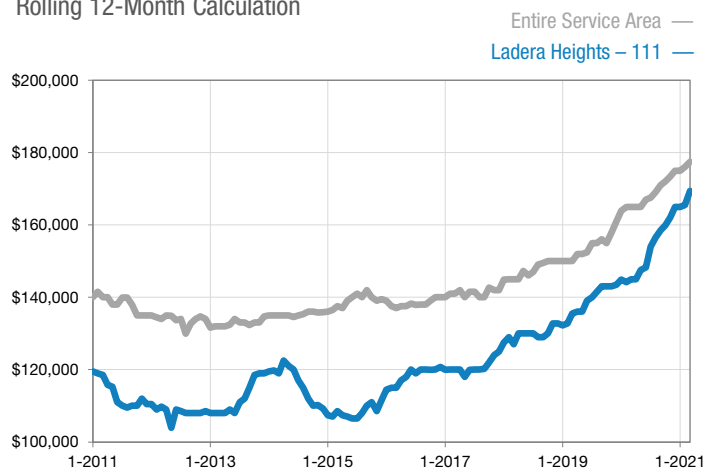
Median Sales Price - Single-Family Detached

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.