

Local Market Update for April 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	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	46	63	+ 37.0%	220	215	- 2.3%
Pending Sales	45	64	+ 42.2%	184	215	+ 16.8%
Closed Sales	32	60	+ 87.5%	158	202	+ 27.8%
Days on Market Until Sale	22	8	- 63.6%	29	12	- 58.6%
Median Sales Price*	\$195,500	\$245,000	+ 25.3%	\$198,250	\$230,000	+ 16.0%
Average Sales Price*	\$200,641	\$259,948	+ 29.6%	\$204,898	\$244,209	+ 19.2%
Percent of List Price Received*	100.4%	102.3%	+ 1.9%	98.8%	101.2%	+ 2.4%
Inventory of Homes for Sale	78	13	- 83.3%	--	--	--
Months Supply of Inventory	1.6	0.2	- 87.5%	--	--	--

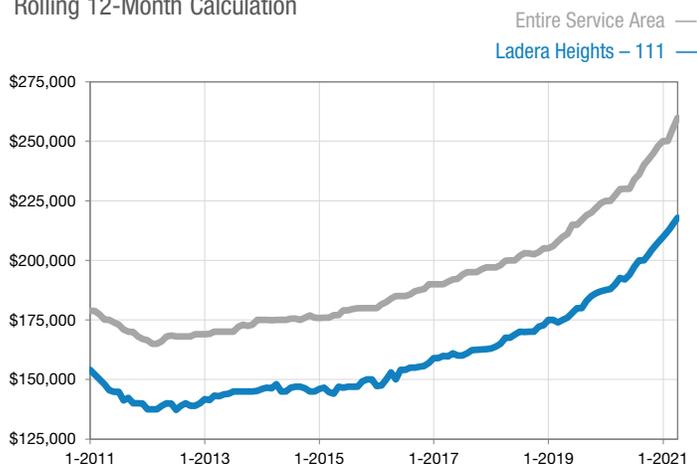
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	12	13	+ 8.3%	42	38	- 9.5%
Pending Sales	10	13	+ 30.0%	36	38	+ 5.6%
Closed Sales	7	9	+ 28.6%	29	34	+ 17.2%
Days on Market Until Sale	22	5	- 77.3%	18	11	- 38.9%
Median Sales Price*	\$155,000	\$181,000	+ 16.8%	\$159,000	\$183,000	+ 15.1%
Average Sales Price*	\$141,571	\$174,478	+ 23.2%	\$152,923	\$180,421	+ 18.0%
Percent of List Price Received*	99.2%	102.6%	+ 3.4%	98.7%	101.3%	+ 2.6%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	0.8	0.2	- 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.

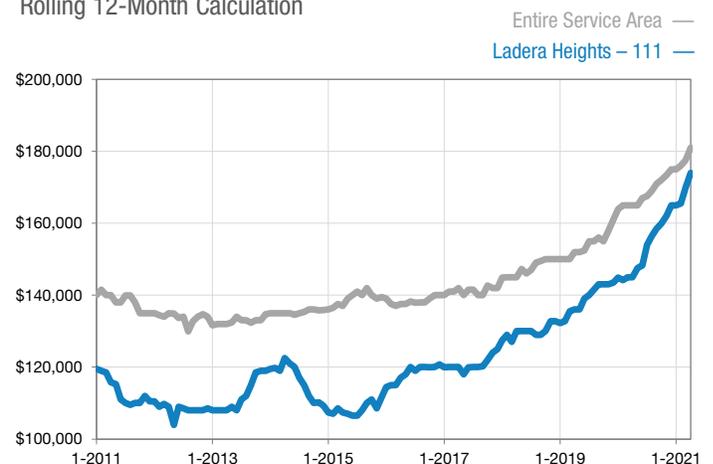
Median Sales Price - Single-Family Detached

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.