

# Local Market Update for June 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          | June      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2020      | 2021             | Percent Change | Thru 6-2020  | Thru 6-2021      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 70        | <b>67</b>        | - 4.3%         | 351          | <b>354</b>       | + 0.9%         |
| Pending Sales                   | 70        | <b>74</b>        | + 5.7%         | 309          | <b>352</b>       | + 13.9%        |
| Closed Sales                    | 49        | <b>59</b>        | + 20.4%        | 256          | <b>319</b>       | + 24.6%        |
| Days on Market Until Sale       | 15        | <b>9</b>         | - 40.0%        | 25           | <b>11</b>        | - 56.0%        |
| Median Sales Price*             | \$202,000 | <b>\$250,000</b> | + 23.8%        | \$200,000    | <b>\$240,000</b> | + 20.0%        |
| Average Sales Price*            | \$207,695 | <b>\$260,883</b> | + 25.6%        | \$206,783    | <b>\$249,903</b> | + 20.9%        |
| Percent of List Price Received* | 99.5%     | <b>102.2%</b>    | + 2.7%         | 99.1%        | <b>101.5%</b>    | + 2.4%         |
| Inventory of Homes for Sale     | 67        | <b>14</b>        | - 79.1%        | --           | --               | --             |
| Months Supply of Inventory      | 1.4       | <b>0.2</b>       | - 85.7%        | --           | --               | --             |

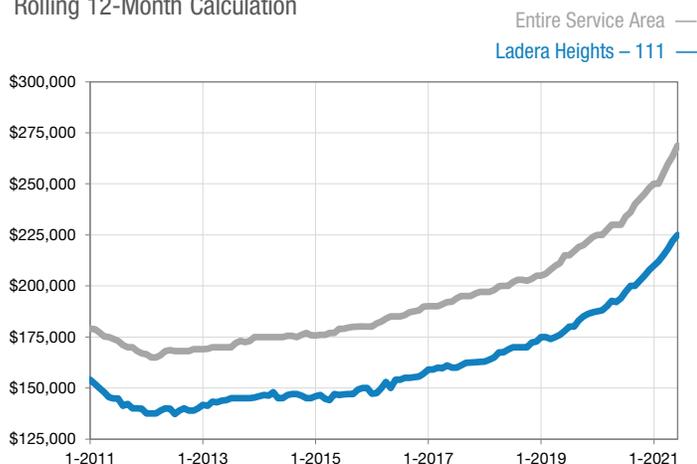
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | June      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2020      | 2021             | Percent Change | Thru 6-2020  | Thru 6-2021      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 13        | <b>2</b>         | - 84.6%        | 61           | <b>55</b>        | - 9.8%         |
| Pending Sales                   | 9         | <b>4</b>         | - 55.6%        | 54           | <b>56</b>        | + 3.7%         |
| Closed Sales                    | 9         | <b>9</b>         | 0.0%           | 47           | <b>56</b>        | + 19.1%        |
| Days on Market Until Sale       | 17        | <b>6</b>         | - 64.7%        | 16           | <b>8</b>         | - 50.0%        |
| Median Sales Price*             | \$156,000 | <b>\$210,000</b> | + 34.6%        | \$159,000    | <b>\$185,000</b> | + 16.4%        |
| Average Sales Price*            | \$148,889 | <b>\$202,333</b> | + 35.9%        | \$151,610    | <b>\$186,079</b> | + 22.7%        |
| Percent of List Price Received* | 98.9%     | <b>102.4%</b>    | + 3.5%         | 99.0%        | <b>101.6%</b>    | + 2.6%         |
| Inventory of Homes for Sale     | 8         | <b>1</b>         | - 87.5%        | --           | --               | --             |
| Months Supply of Inventory      | 0.8       | <b>0.1</b>       | - 87.5%        | --           | --               | --             |

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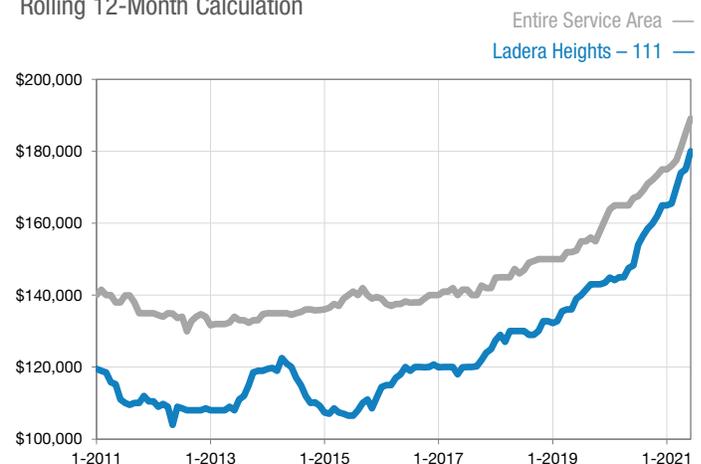
### Median Sales Price - Single-Family Detached

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.