

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	85	71	- 16.5%	436	425	- 2.5%
Pending Sales	71	60	- 15.5%	380	406	+ 6.8%
Closed Sales	75	75	0.0%	331	394	+ 19.0%
Days on Market Until Sale	17	10	- 41.2%	23	11	- 52.2%
Median Sales Price*	\$208,000	\$245,000	+ 17.8%	\$202,000	\$240,000	+ 18.8%
Average Sales Price*	\$228,160	\$256,528	+ 12.4%	\$211,627	\$251,164	+ 18.7%
Percent of List Price Received*	100.2%	104.0%	+ 3.8%	99.4%	101.9%	+ 2.5%
Inventory of Homes for Sale	64	30	- 53.1%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--

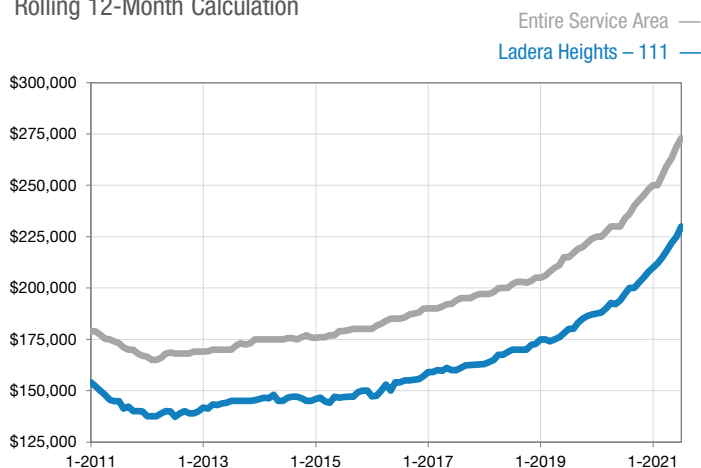
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	9	22	+ 144.4%	70	77	+ 10.0%
Pending Sales	10	15	+ 50.0%	64	71	+ 10.9%
Closed Sales	10	11	+ 10.0%	57	67	+ 17.5%
Days on Market Until Sale	30	2	- 93.3%	19	7	- 63.2%
Median Sales Price*	\$159,500	\$190,000	+ 19.1%	\$159,000	\$185,000	+ 16.4%
Average Sales Price*	\$152,870	\$185,818	+ 21.6%	\$151,831	\$186,036	+ 22.5%
Percent of List Price Received*	100.1%	102.4%	+ 2.3%	99.2%	101.8%	+ 2.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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.

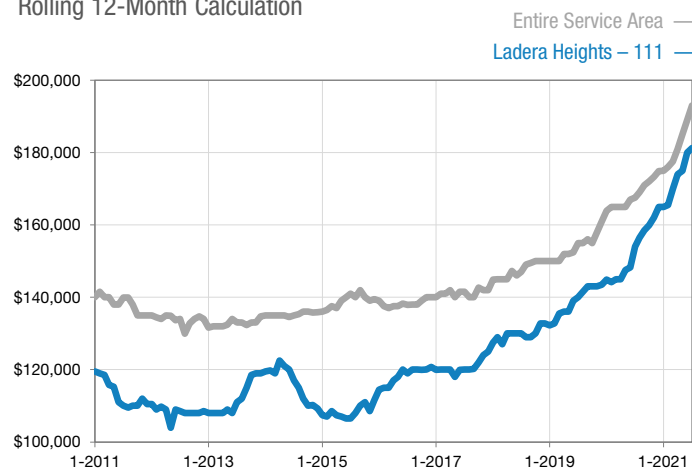
Median Sales Price - Single-Family Detached

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.