

Local Market Update for August 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	69	65	- 5.8%	505	490	- 3.0%
Pending Sales	73	60	- 17.8%	453	462	+ 2.0%
Closed Sales	63	56	- 11.1%	394	450	+ 14.2%
Days on Market Until Sale	14	7	- 50.0%	22	10	- 54.5%
Median Sales Price*	\$215,000	\$269,500	+ 25.3%	\$205,000	\$243,000	+ 18.5%
Average Sales Price*	\$225,175	\$270,228	+ 20.0%	\$213,793	\$253,537	+ 18.6%
Percent of List Price Received*	99.8%	102.5%	+ 2.7%	99.4%	102.0%	+ 2.6%
Inventory of Homes for Sale	54	28	- 48.1%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

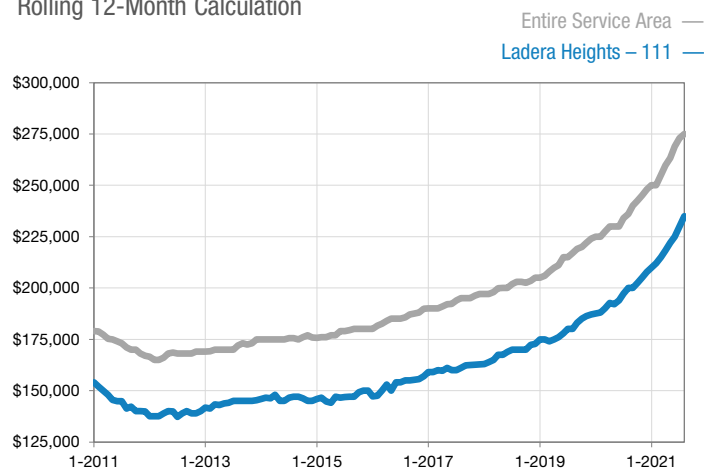
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	17	11	- 35.3%	87	88	+ 1.1%
Pending Sales	14	15	+ 7.1%	78	85	+ 9.0%
Closed Sales	9	13	+ 44.4%	66	80	+ 21.2%
Days on Market Until Sale	7	4	- 42.9%	17	7	- 58.8%
Median Sales Price*	\$169,900	\$210,000	+ 23.6%	\$160,000	\$188,750	+ 18.0%
Average Sales Price*	\$168,489	\$205,885	+ 22.2%	\$154,103	\$189,261	+ 22.8%
Percent of List Price Received*	101.1%	103.1%	+ 2.0%	99.5%	102.0%	+ 2.5%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--

* 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.

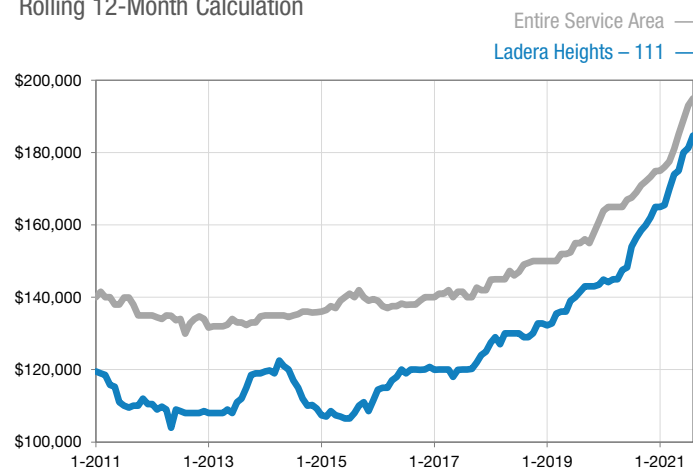
Median Sales Price - Single-Family Detached

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.