

Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	60	41	- 31.7%	633	592	- 6.5%
Pending Sales	66	43	- 34.8%	580	553	- 4.7%
Closed Sales	61	47	- 23.0%	528	560	+ 6.1%
Days on Market Until Sale	19	10	- 47.4%	20	10	- 50.0%
Median Sales Price*	\$225,500	\$240,000	+ 6.4%	\$205,000	\$245,000	+ 19.5%
Average Sales Price*	\$227,070	\$254,013	+ 11.9%	\$215,496	\$256,770	+ 19.2%
Percent of List Price Received*	100.2%	99.9%	- 0.3%	99.8%	101.8%	+ 2.0%
Inventory of Homes for Sale	42	27	- 35.7%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

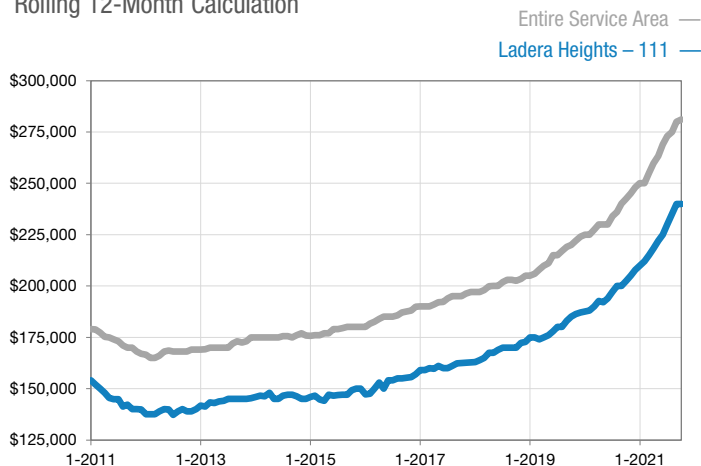
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	12	10	- 16.7%	113	109	- 3.5%
Pending Sales	16	14	- 12.5%	107	104	- 2.8%
Closed Sales	14	9	- 35.7%	92	101	+ 9.8%
Days on Market Until Sale	7	9	+ 28.6%	14	6	- 57.1%
Median Sales Price*	\$172,000	\$185,000	+ 7.6%	\$161,000	\$190,500	+ 18.3%
Average Sales Price*	\$173,021	\$178,674	+ 3.3%	\$157,880	\$191,039	+ 21.0%
Percent of List Price Received*	101.2%	102.2%	+ 1.0%	99.8%	102.1%	+ 2.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 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.

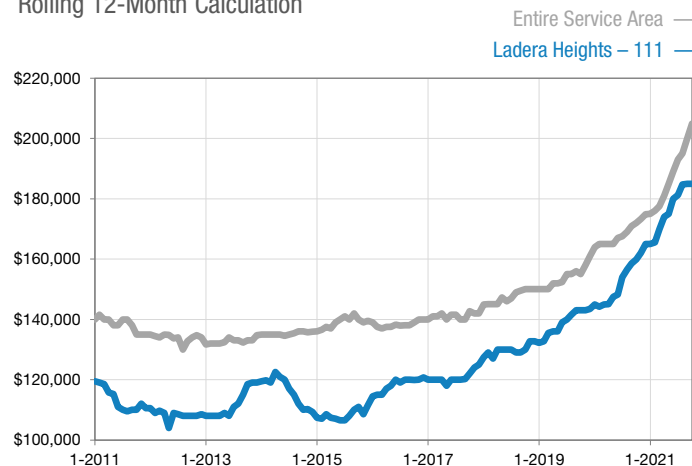
Median Sales Price - Single-Family Detached

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.