

Local Market Update for February 2022

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	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	46	38	- 17.4%	99	85	- 14.1%
Pending Sales	48	43	- 10.4%	99	87	- 12.1%
Closed Sales	44	36	- 18.2%	90	74	- 17.8%
Days on Market Until Sale	16	9	- 43.8%	14	9	- 35.7%
Median Sales Price*	\$233,750	\$280,000	+ 19.8%	\$225,000	\$269,000	+ 19.6%
Average Sales Price*	\$247,829	\$271,846	+ 9.7%	\$232,716	\$271,107	+ 16.5%
Percent of List Price Received*	100.2%	101.8%	+ 1.6%	100.1%	101.9%	+ 1.8%
Inventory of Homes for Sale	31	15	- 51.6%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

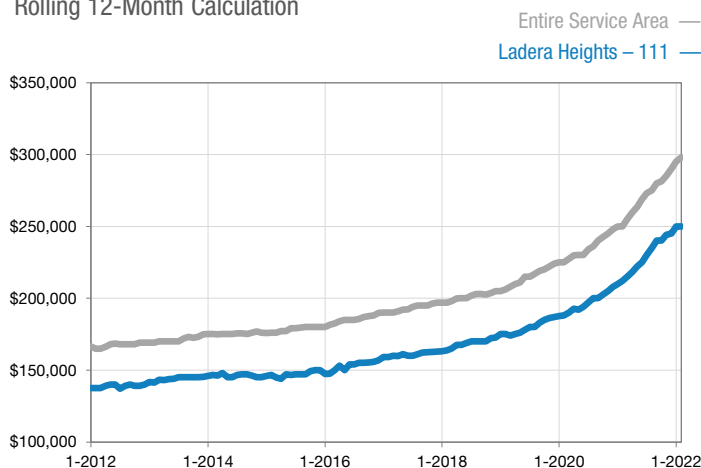
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	8	10	+ 25.0%	15	14	- 6.7%
Pending Sales	12	11	- 8.3%	16	14	- 12.5%
Closed Sales	6	2	- 66.7%	14	14	0.0%
Days on Market Until Sale	22	19	- 13.6%	13	9	- 30.8%
Median Sales Price*	\$190,000	\$195,000	+ 2.6%	\$182,000	\$200,500	+ 10.2%
Average Sales Price*	\$215,833	\$195,000	- 9.7%	\$184,357	\$204,036	+ 10.7%
Percent of List Price Received*	100.6%	103.1%	+ 2.5%	100.1%	103.3%	+ 3.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.1	0.1	0.0%	--	--	--

* 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.

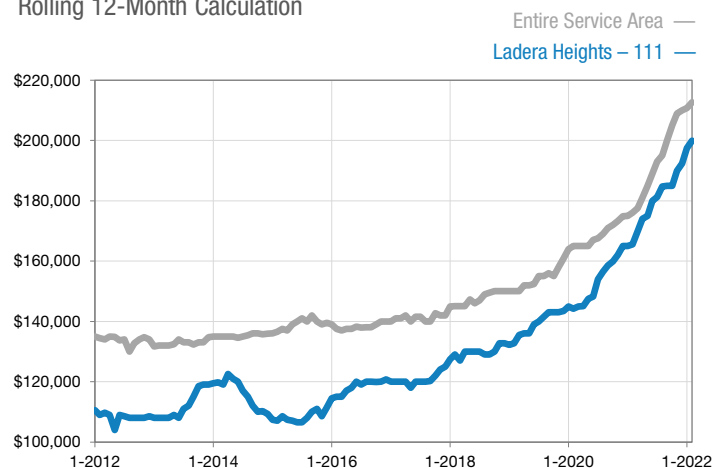
Median Sales Price - Single-Family Detached

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.