

# Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	71	49	- 31.0%	425	362	- 14.8%
Pending Sales	56	46	- 17.9%	401	317	- 20.9%
Closed Sales	76	48	- 36.8%	395	314	- 20.5%
Days on Market Until Sale	10	8	- 20.0%	11	9	- 18.2%
Median Sales Price*	\$245,000	<b>\$269,500</b>	+ 10.0%	\$240,000	<b>\$278,750</b>	+ 16.1%
Average Sales Price*	\$258,413	<b>\$294,695</b>	+ 14.0%	\$251,541	<b>\$291,782</b>	+ 16.0%
Percent of List Price Received*	103.9%	<b>102.7%</b>	- 1.2%	101.9%	<b>103.1%</b>	+ 1.2%
Inventory of Homes for Sale	41	38	- 7.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

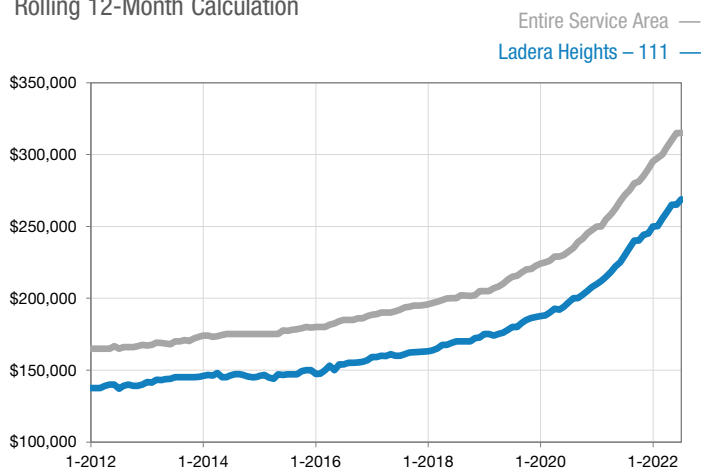
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	22	11	- 50.0%	77	74	- 3.9%
Pending Sales	14	11	- 21.4%	70	69	- 1.4%
Closed Sales	11	10	- 9.1%	67	68	+ 1.5%
Days on Market Until Sale	2	5	+ 150.0%	7	5	- 28.6%
Median Sales Price*	\$190,000	<b>\$215,000</b>	+ 13.2%	\$185,000	<b>\$221,000</b>	+ 19.5%
Average Sales Price*	\$185,818	<b>\$214,100</b>	+ 15.2%	\$186,036	<b>\$221,324</b>	+ 19.0%
Percent of List Price Received*	102.4%	<b>104.8%</b>	+ 2.3%	101.8%	<b>103.9%</b>	+ 2.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

\* 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.

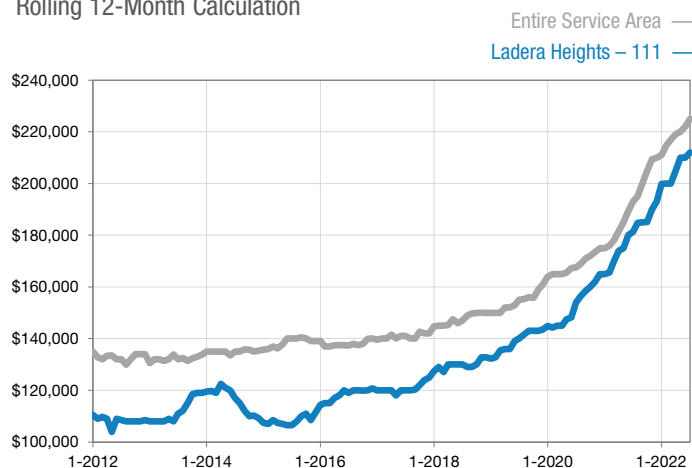
### Median Sales Price - Single-Family Detached

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.