

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	66	56	- 15.2%	491	418	- 14.9%
Pending Sales	58	47	- 19.0%	459	361	- 21.4%
Closed Sales	56	42	- 25.0%	451	355	- 21.3%
Days on Market Until Sale	7	11	+ 57.1%	10	10	0.0%
Median Sales Price*	\$269,500	\$277,500	+ 3.0%	\$244,000	\$279,500	+ 14.5%
Average Sales Price*	\$270,228	\$301,055	+ 11.4%	\$253,861	\$292,955	+ 15.4%
Percent of List Price Received*	102.5%	101.5%	- 1.0%	102.0%	102.9%	+ 0.9%
Inventory of Homes for Sale	39	42	+ 7.7%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

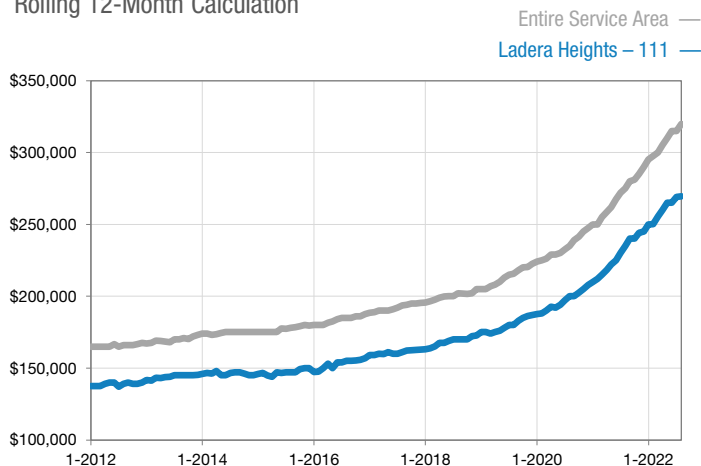
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	11	11	0.0%	88	85	- 3.4%
Pending Sales	13	12	- 7.7%	83	80	- 3.6%
Closed Sales	13	11	- 15.4%	80	79	- 1.3%
Days on Market Until Sale	4	8	+ 100.0%	7	6	- 14.3%
Median Sales Price*	\$210,000	\$240,000	+ 14.3%	\$188,750	\$225,000	+ 19.2%
Average Sales Price*	\$205,885	\$243,955	+ 18.5%	\$189,261	\$224,475	+ 18.6%
Percent of List Price Received*	103.1%	102.4%	- 0.7%	102.0%	103.7%	+ 1.7%
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.

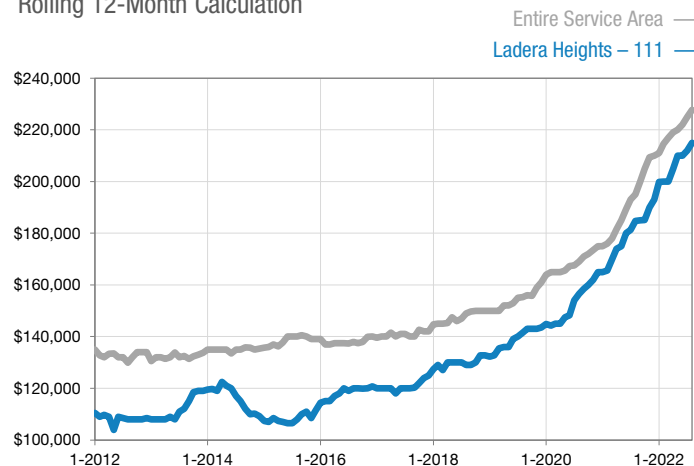
### Median Sales Price - Single-Family Detached

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.