

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	41	13	- 68.3%	677	559	- 17.4%
Pending Sales	41	24	- 41.5%	629	486	- 22.7%
Closed Sales	47	45	- 4.3%	646	507	- 21.5%
Days on Market Until Sale	17	19	+ 11.8%	10	12	+ 20.0%
Median Sales Price*	\$261,500	\$277,000	+ 5.9%	\$245,000	\$280,000	+ 14.3%
Average Sales Price*	\$279,653	\$302,614	+ 8.2%	\$259,289	\$293,682	+ 13.3%
Percent of List Price Received*	100.5%	99.1%	- 1.4%	101.7%	101.8%	+ 0.1%
Inventory of Homes for Sale	33	26	- 21.2%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

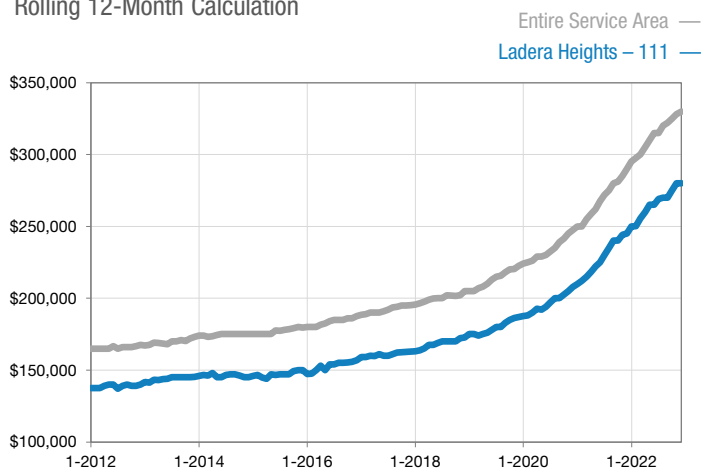
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	6	4	- 33.3%	132	121	- 8.3%
Pending Sales	11	8	- 27.3%	126	110	- 12.7%
Closed Sales	11	5	- 54.5%	123	114	- 7.3%
Days on Market Until Sale	4	10	+ 150.0%	6	7	+ 16.7%
Median Sales Price*	\$201,500	\$242,500	+ 20.3%	\$193,000	\$225,000	+ 16.6%
Average Sales Price*	\$211,500	\$255,200	+ 20.7%	\$192,935	\$225,164	+ 16.7%
Percent of List Price Received*	101.5%	102.2%	+ 0.7%	102.0%	102.8%	+ 0.8%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.1	0.8	+ 700.0%	--	--	--

* 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.

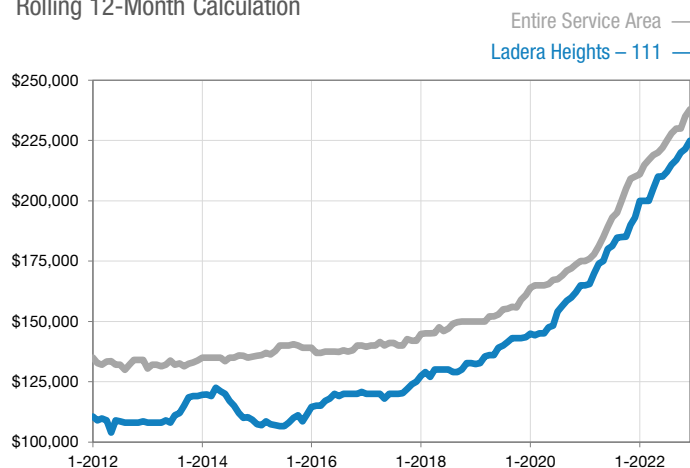
Median Sales Price - Single-Family Detached

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.