

Local Market Update for October 2016

This is 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		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	56	49	- 12.5%	577	577	0.0%
Pending Sales	38	44	+ 15.8%	383	416	+ 8.6%
Closed Sales	34	37	+ 8.8%	360	379	+ 5.3%
Days on Market Until Sale	36	50	+ 38.9%	58	47	- 19.0%
Median Sales Price*	\$150,000	\$155,000	+ 3.3%	\$150,000	\$156,000	+ 4.0%
Average Sales Price*	\$156,622	\$160,163	+ 2.3%	\$153,984	\$164,524	+ 6.8%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	97.9%	98.0%	+ 0.1%
Inventory of Homes for Sale	160	110	- 31.3%	--	--	--
Months Supply of Inventory	4.4	2.8	- 36.4%	--	--	--

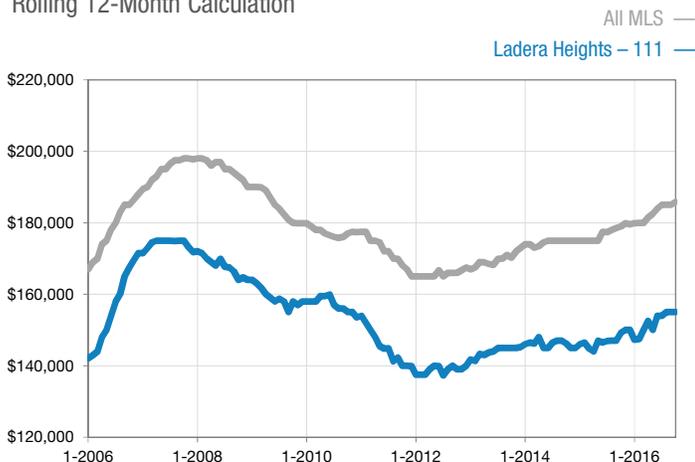
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	10	9	- 10.0%	131	122	- 6.9%
Pending Sales	15	10	- 33.3%	81	87	+ 7.4%
Closed Sales	10	5	- 50.0%	71	83	+ 16.9%
Days on Market Until Sale	39	37	- 5.1%	66	50	- 24.2%
Median Sales Price*	\$126,500	\$68,000	- 46.2%	\$113,900	\$123,000	+ 8.0%
Average Sales Price*	\$121,624	\$92,437	- 24.0%	\$116,045	\$119,285	+ 2.8%
Percent of List Price Received*	97.6%	93.1%	- 4.6%	96.6%	98.3%	+ 1.8%
Inventory of Homes for Sale	41	25	- 39.0%	--	--	--
Months Supply of Inventory	5.1	3.0	- 41.2%	--	--	--

* 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.

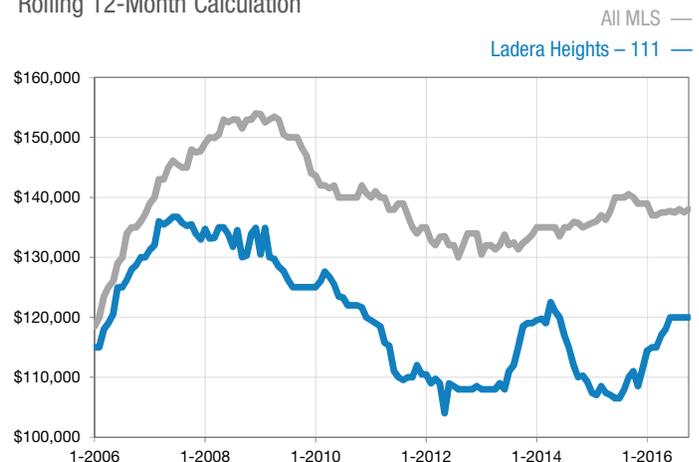
Median Sales Price - Single-Family Detached

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.