

Local Market Update for November 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	52	52	0.0%	629	629	0.0%
Pending Sales	31	42	+ 35.5%	414	449	+ 8.5%
Closed Sales	34	33	- 2.9%	394	416	+ 5.6%
Days on Market Until Sale	41	48	+ 17.1%	57	48	- 15.8%
Median Sales Price*	\$146,500	\$155,000	+ 5.8%	\$150,000	\$155,813	+ 3.9%
Average Sales Price*	\$152,001	\$156,173	+ 2.7%	\$153,813	\$164,015	+ 6.6%
Percent of List Price Received*	98.1%	97.1%	- 1.0%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	158	117	- 25.9%	--	--	--
Months Supply of Inventory	4.3	3.0	- 30.2%	--	--	--

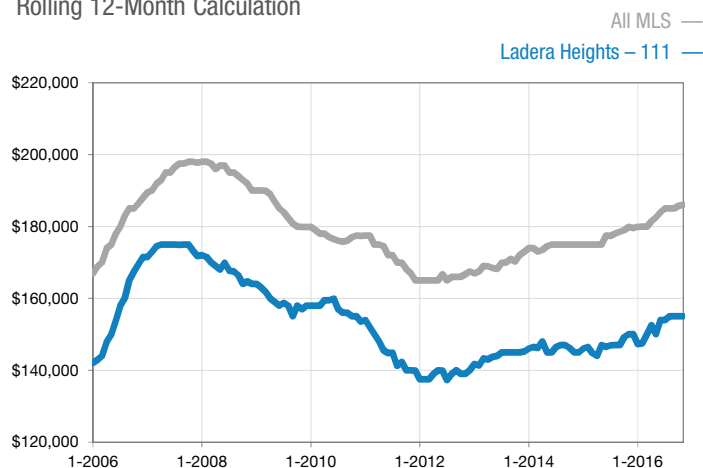
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	9	9	0.0%	140	131	- 6.4%
Pending Sales	10	9	- 10.0%	91	96	+ 5.5%
Closed Sales	8	7	- 12.5%	79	90	+ 13.9%
Days on Market Until Sale	142	42	- 70.4%	73	50	- 31.5%
Median Sales Price*	\$97,500	\$125,000	+ 28.2%	\$112,000	\$123,875	+ 10.6%
Average Sales Price*	\$96,047	\$114,207	+ 18.9%	\$114,020	\$118,890	+ 4.3%
Percent of List Price Received*	98.0%	94.6%	- 3.5%	96.8%	98.0%	+ 1.2%
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--
Months Supply of Inventory	4.3	2.9	- 32.6%	--	--	--

* 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.

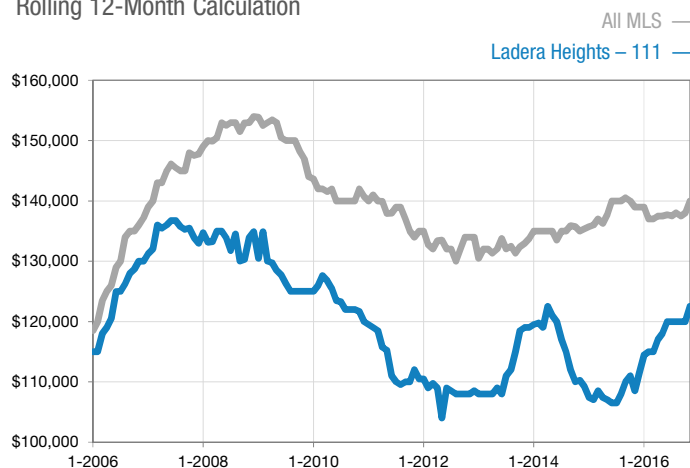
Median Sales Price - Single-Family Detached

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.