

Local Market Update for July 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	66	66	0.0%	407	402	- 1.2%
Pending Sales	39	40	+ 2.6%	274	280	+ 2.2%
Closed Sales	46	38	- 17.4%	246	262	+ 6.5%
Days on Market Until Sale	66	44	- 33.3%	64	52	- 18.8%
Median Sales Price*	\$154,500	\$152,500	- 1.3%	\$148,500	\$155,000	+ 4.4%
Average Sales Price*	\$153,491	\$157,439	+ 2.6%	\$153,792	\$163,527	+ 6.3%
Percent of List Price Received*	97.4%	98.5%	+ 1.1%	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	169	134	- 20.7%	--	--	--
Months Supply of Inventory	4.9	3.7	- 24.5%	--	--	--

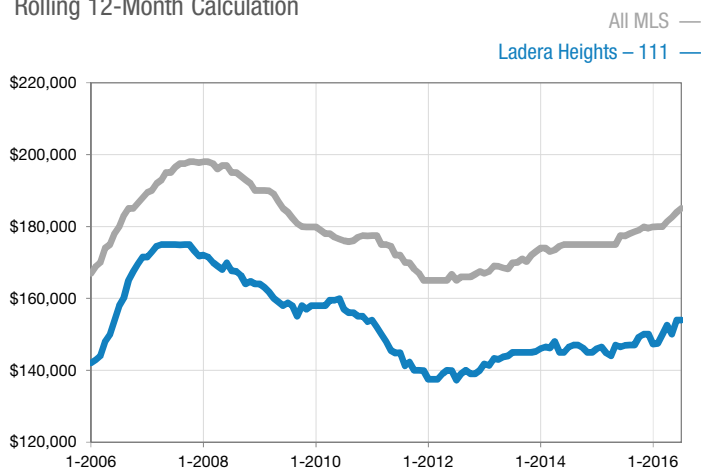
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	13	10	- 23.1%	92	87	- 5.4%
Pending Sales	6	14	+ 133.3%	48	69	+ 43.8%
Closed Sales	7	7	0.0%	42	59	+ 40.5%
Days on Market Until Sale	56	62	+ 10.7%	78	51	- 34.6%
Median Sales Price*	\$120,000	\$100,000	- 16.7%	\$106,305	\$120,000	+ 12.9%
Average Sales Price*	\$113,207	\$112,657	- 0.5%	\$114,047	\$120,260	+ 5.4%
Percent of List Price Received*	96.2%	97.1%	+ 0.9%	96.7%	98.6%	+ 2.0%
Inventory of Homes for Sale	47	22	- 53.2%	--	--	--
Months Supply of Inventory	6.6	2.3	- 65.2%	--	--	--

* 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.

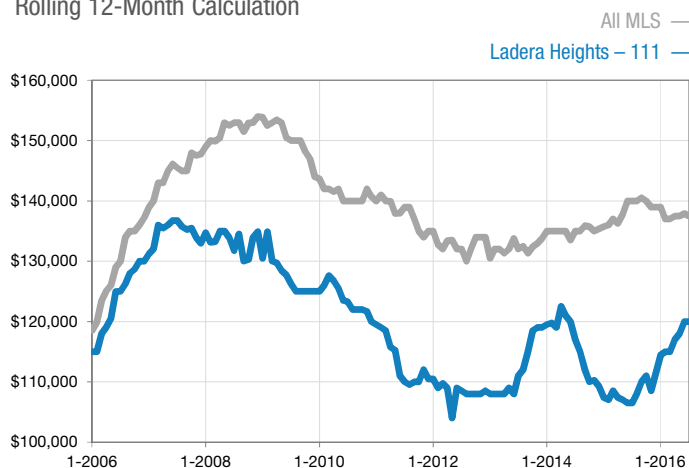
Median Sales Price - Single-Family Detached

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.