

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

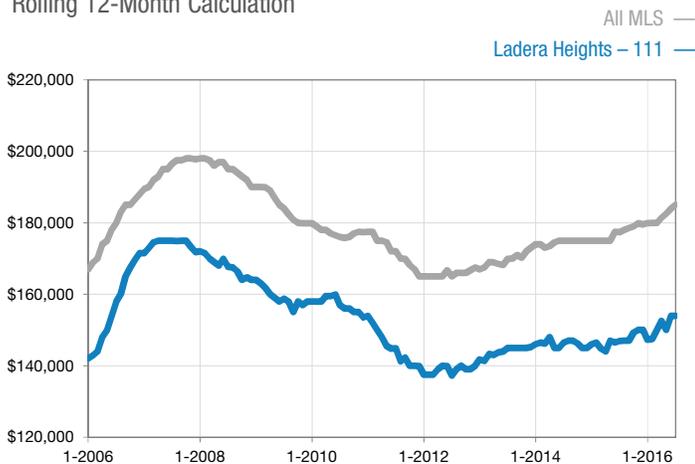
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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