

Local Market Update for October 2018

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		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	55	60	+ 9.1%	643	726	+ 12.9%
Pending Sales	40	54	+ 35.0%	415	530	+ 27.7%
Closed Sales	38	47	+ 23.7%	415	502	+ 21.0%
Days on Market Until Sale	53	28	- 47.2%	42	39	- 7.1%
Median Sales Price*	\$155,450	\$170,000	+ 9.4%	\$162,575	\$172,000	+ 5.8%
Average Sales Price*	\$165,218	\$172,663	+ 4.5%	\$168,205	\$176,223	+ 4.8%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	152	128	- 15.8%	--	--	--
Months Supply of Inventory	3.8	2.6	- 31.6%	--	--	--

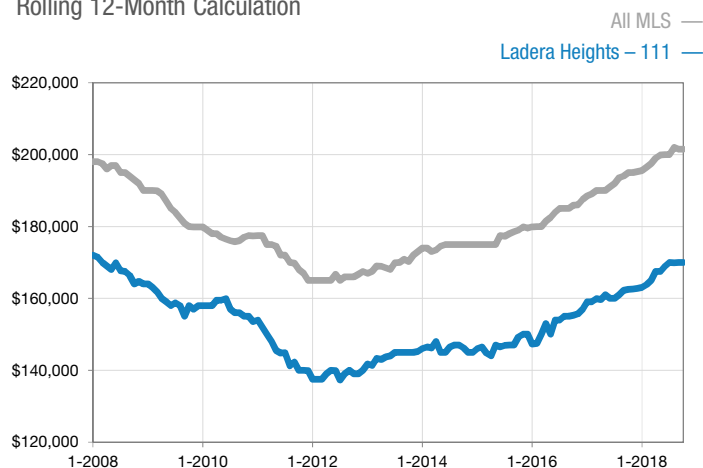
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	19	10	- 47.4%	152	120	- 21.1%
Pending Sales	5	10	+ 100.0%	118	111	- 5.9%
Closed Sales	17	14	- 17.6%	117	106	- 9.4%
Days on Market Until Sale	35	27	- 22.9%	42	39	- 7.1%
Median Sales Price*	\$125,500	\$145,000	+ 15.5%	\$124,000	\$132,250	+ 6.7%
Average Sales Price*	\$125,200	\$144,665	+ 15.5%	\$123,500	\$128,749	+ 4.3%
Percent of List Price Received*	98.6%	96.8%	- 1.8%	98.1%	97.8%	- 0.3%
Inventory of Homes for Sale	31	12	- 61.3%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--

* 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.

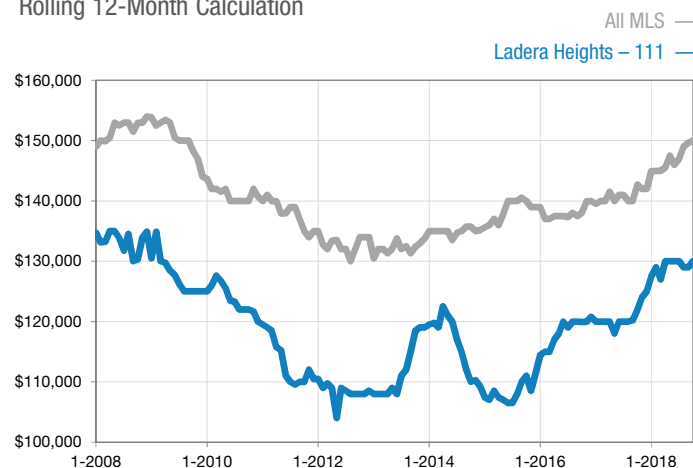
Median Sales Price - Single-Family Detached

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.