

# Local Market Update for December 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	28	40	+ 42.9%	723	825	+ 14.1%
Pending Sales	33	39	+ 18.2%	476	607	+ 27.5%
Closed Sales	40	36	- 10.0%	487	583	+ 19.7%
Days on Market Until Sale	41	51	+ 24.4%	43	40	- 7.0%
Median Sales Price*	\$161,500	\$175,000	+ 8.4%	\$162,750	\$172,500	+ 6.0%
Average Sales Price*	\$163,257	\$182,925	+ 12.0%	\$167,647	\$177,249	+ 5.7%
Percent of List Price Received*	96.8%	97.8%	+ 1.0%	98.0%	98.5%	+ 0.5%
Inventory of Homes for Sale	130	103	- 20.8%	--	--	--
Months Supply of Inventory	3.3	2.0	- 39.4%	--	--	--

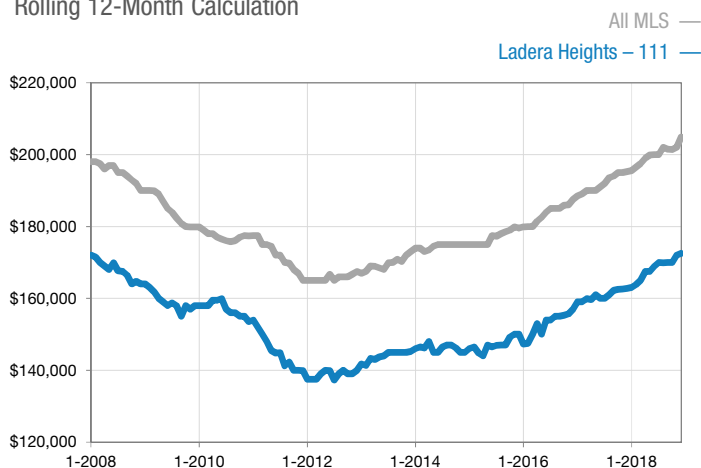
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	5	7	+ 40.0%	169	135	- 20.1%
Pending Sales	4	9	+ 125.0%	135	124	- 8.1%
Closed Sales	10	8	- 20.0%	137	120	- 12.4%
Days on Market Until Sale	27	50	+ 85.2%	41	41	0.0%
Median Sales Price*	\$128,950	\$126,250	- 2.1%	\$125,000	\$132,750	+ 6.2%
Average Sales Price*	\$125,683	\$127,125	+ 1.1%	\$123,207	\$129,665	+ 5.2%
Percent of List Price Received*	98.6%	95.4%	- 3.2%	98.1%	97.7%	- 0.4%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--

\* 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.

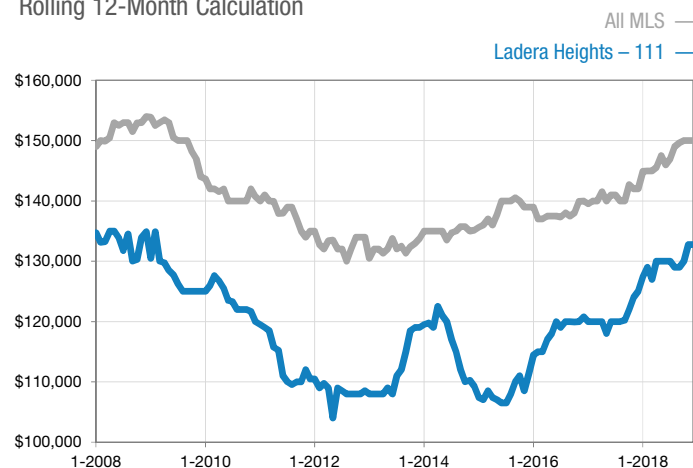
### Median Sales Price - Single-Family Detached

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.