

Local Market Update for January 2019

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	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	56	43	- 23.2%	56	43	- 23.2%
Pending Sales	46	55	+ 19.6%	46	55	+ 19.6%
Closed Sales	32	48	+ 50.0%	32	48	+ 50.0%
Days on Market Until Sale	54	48	- 11.1%	54	48	- 11.1%
Median Sales Price*	\$157,000	\$189,500	+ 20.7%	\$157,000	\$189,500	+ 20.7%
Average Sales Price*	\$156,900	\$200,888	+ 28.0%	\$156,900	\$200,888	+ 28.0%
Percent of List Price Received*	97.9%	97.8%	- 0.1%	97.9%	97.8%	- 0.1%
Inventory of Homes for Sale	123	86	- 30.1%	--	--	--
Months Supply of Inventory	3.0	1.7	- 43.3%	--	--	--

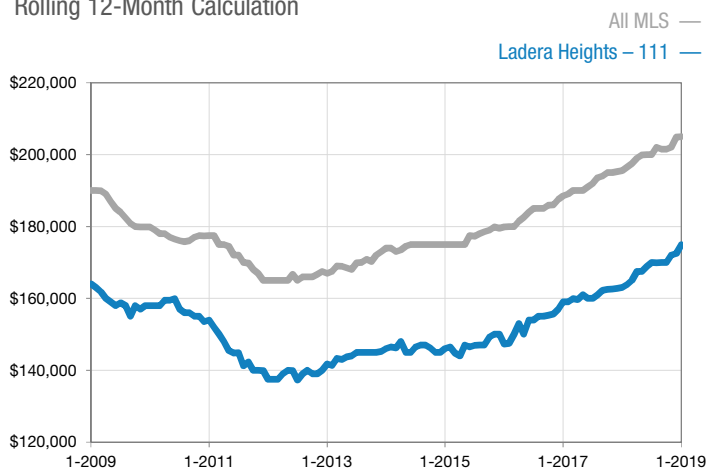
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	6	7	+ 16.7%	6	7	+ 16.7%
Pending Sales	9	10	+ 11.1%	9	10	+ 11.1%
Closed Sales	9	11	+ 22.2%	9	11	+ 22.2%
Days on Market Until Sale	76	50	- 34.2%	76	50	- 34.2%
Median Sales Price*	\$133,000	\$132,000	- 0.8%	\$133,000	\$132,000	- 0.8%
Average Sales Price*	\$132,322	\$130,377	- 1.5%	\$132,322	\$130,377	- 1.5%
Percent of List Price Received*	96.3%	94.9%	- 1.5%	96.3%	94.9%	- 1.5%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--

* 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.

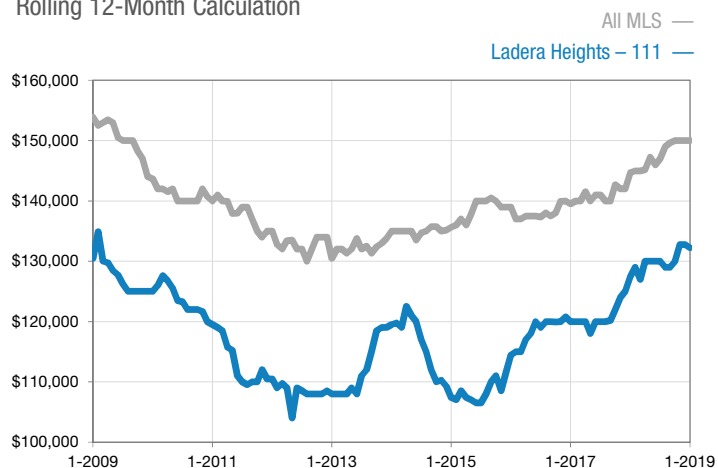
Median Sales Price - Single-Family Detached

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.