

Local Market Update for August 2019

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	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	89	67	- 24.7%	603	536	- 11.1%
Pending Sales	55	69	+ 25.5%	440	464	+ 5.5%
Closed Sales	59	63	+ 6.8%	396	423	+ 6.8%
Days on Market Until Sale	32	22	- 31.3%	41	38	- 7.3%
Median Sales Price*	\$165,000	\$197,000	+ 19.4%	\$170,000	\$185,500	+ 9.1%
Average Sales Price*	\$169,603	\$204,689	+ 20.7%	\$175,336	\$195,065	+ 11.3%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.5%	98.8%	+ 0.3%
Inventory of Homes for Sale	157	85	- 45.9%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--

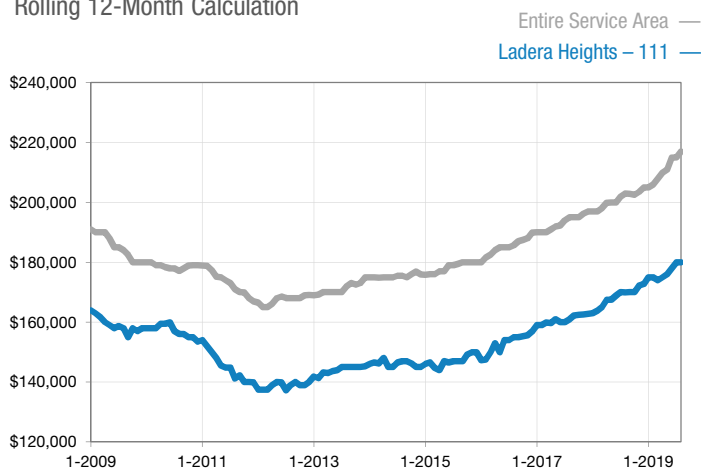
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	13	19	+ 46.2%	97	115	+ 18.6%
Pending Sales	13	20	+ 53.8%	86	103	+ 19.8%
Closed Sales	13	10	- 23.1%	80	87	+ 8.7%
Days on Market Until Sale	18	9	- 50.0%	44	24	- 45.5%
Median Sales Price*	\$127,500	\$134,450	+ 5.5%	\$129,250	\$141,500	+ 9.5%
Average Sales Price*	\$123,385	\$137,980	+ 11.8%	\$125,524	\$143,671	+ 14.5%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--

* 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.

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.