

Local Market Update for May 2020

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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	73	60	- 17.8%	312	280	- 10.3%
Pending Sales	46	62	+ 34.8%	264	249	- 5.7%
Closed Sales	55	49	- 10.9%	256	207	- 19.1%
Days on Market Until Sale	41	22	- 46.3%	48	27	- 43.8%
Median Sales Price*	\$200,000	\$202,000	+ 1.0%	\$183,000	\$199,900	+ 9.2%
Average Sales Price*	\$206,811	\$211,952	+ 2.5%	\$192,980	\$206,568	+ 7.0%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	106	53	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

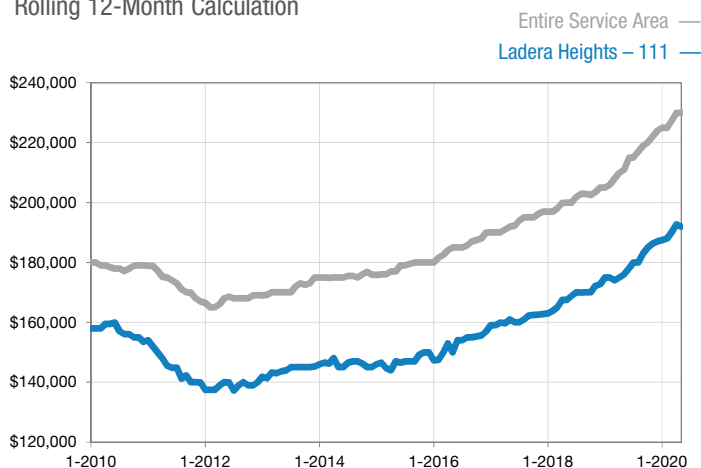
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	17	6	- 64.7%	67	48	- 28.4%
Pending Sales	9	11	+ 22.2%	58	48	- 17.2%
Closed Sales	18	9	- 50.0%	56	38	- 32.1%
Days on Market Until Sale	11	12	+ 9.1%	29	16	- 44.8%
Median Sales Price*	\$139,500	\$160,000	+ 14.7%	\$140,750	\$159,750	+ 13.5%
Average Sales Price*	\$133,494	\$150,100	+ 12.4%	\$145,319	\$152,991	+ 5.3%
Percent of List Price Received*	99.2%	100.2%	+ 1.0%	98.4%	99.6%	+ 1.2%
Inventory of Homes for Sale	15	2	- 86.7%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--

* 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.

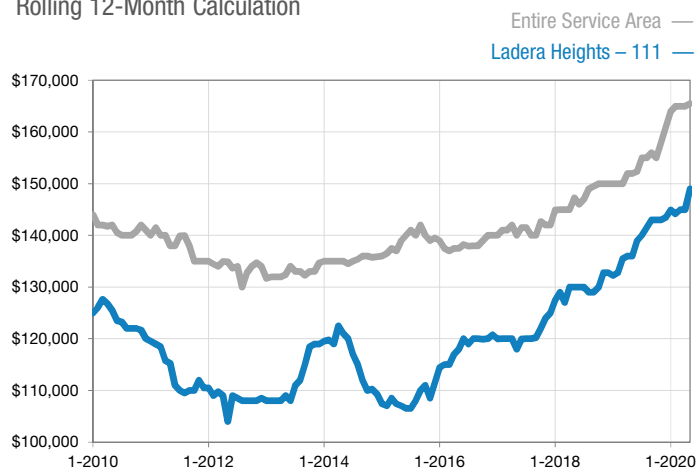
Median Sales Price - Single-Family Detached

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.