

Local Market Update for October 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	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	60	60	0.0%	653	633	- 3.1%
Pending Sales	48	69	+ 43.8%	542	584	+ 7.7%
Closed Sales	53	61	+ 15.1%	531	528	- 0.6%
Days on Market Until Sale	31	19	- 38.7%	36	20	- 44.4%
Median Sales Price*	\$190,000	\$225,500	+ 18.7%	\$187,000	\$205,000	+ 9.6%
Average Sales Price*	\$200,426	\$227,070	+ 13.3%	\$195,810	\$215,496	+ 10.1%
Percent of List Price Received*	99.0%	100.2%	+ 1.2%	98.8%	99.8%	+ 1.0%
Inventory of Homes for Sale	92	35	- 62.0%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

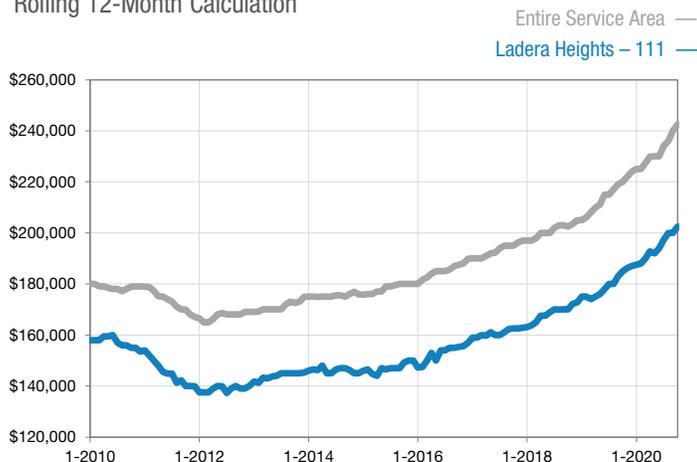
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	6	12	+ 100.0%	131	113	- 13.7%
Pending Sales	7	17	+ 142.9%	117	108	- 7.7%
Closed Sales	14	14	0.0%	117	92	- 21.4%
Days on Market Until Sale	25	7	- 72.0%	23	14	- 39.1%
Median Sales Price*	\$148,000	\$172,000	+ 16.2%	\$143,000	\$161,000	+ 12.6%
Average Sales Price*	\$162,189	\$173,021	+ 6.7%	\$145,314	\$157,880	+ 8.6%
Percent of List Price Received*	98.5%	101.2%	+ 2.7%	98.4%	99.8%	+ 1.4%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

* 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.