

Local Market Update for June 2024

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	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	49	38	- 22.4%	213	219	+ 2.8%
Pending Sales	36	33	- 8.3%	177	169	- 4.5%
Closed Sales	27	33	+ 22.2%	158	154	- 2.5%
Days on Market Until Sale	10	21	+ 110.0%	21	22	+ 4.8%
Median Sales Price*	\$310,000	\$325,000	+ 4.8%	\$300,000	\$316,750	+ 5.6%
Average Sales Price*	\$319,522	\$326,470	+ 2.2%	\$310,286	\$324,267	+ 4.5%
Percent of List Price Received*	100.6%	98.4%	- 2.2%	100.3%	99.9%	- 0.4%
Inventory of Homes for Sale	45	53	+ 17.8%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

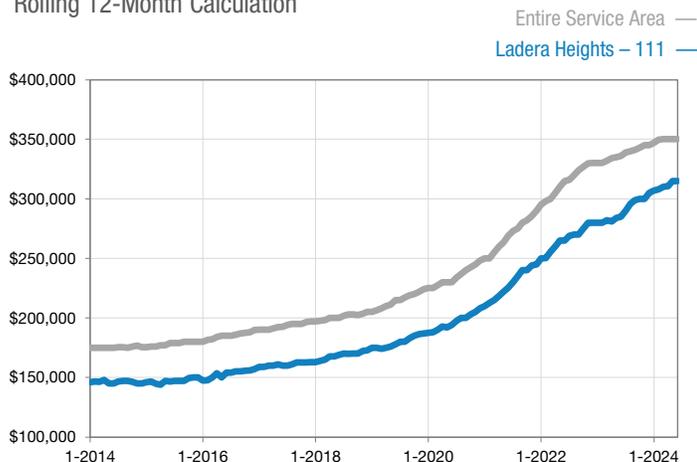
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	9	9	0.0%	47	49	+ 4.3%
Pending Sales	8	8	0.0%	49	40	- 18.4%
Closed Sales	6	5	- 16.7%	49	35	- 28.6%
Days on Market Until Sale	3	6	+ 100.0%	19	6	- 68.4%
Median Sales Price*	\$237,750	\$271,000	+ 14.0%	\$240,000	\$248,000	+ 3.3%
Average Sales Price*	\$231,667	\$270,500	+ 16.8%	\$250,722	\$243,901	- 2.7%
Percent of List Price Received*	102.5%	100.6%	- 1.9%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--

* 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.

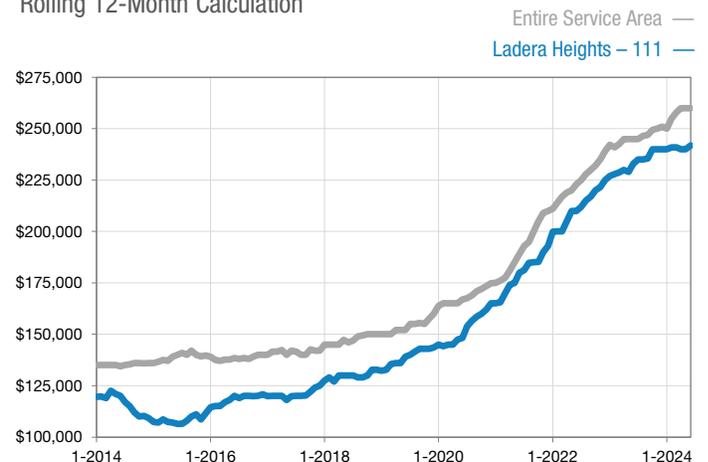
Median Sales Price - Single-Family Detached

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.