

Local Market Update for October 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	33	27	- 18.2%	345	388	+ 12.5%
Pending Sales	23	17	- 26.1%	302	301	- 0.3%
Closed Sales	35	33	- 5.7%	295	297	+ 0.7%
Days on Market Until Sale	18	27	+ 50.0%	19	21	+ 10.5%
Median Sales Price*	\$310,000	\$310,000	0.0%	\$305,000	\$315,000	+ 3.3%
Average Sales Price*	\$307,629	\$324,816	+ 5.6%	\$315,305	\$321,234	+ 1.9%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	36	59	+ 63.9%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

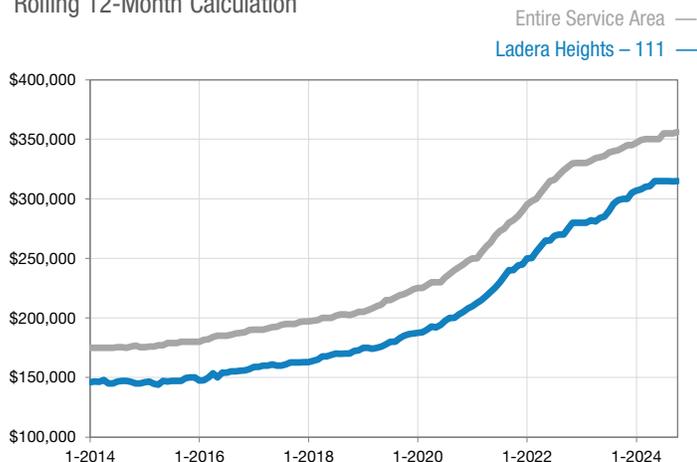
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	3	13	+ 333.3%	74	82	+ 10.8%
Pending Sales	6	5	- 16.7%	74	65	- 12.2%
Closed Sales	5	5	0.0%	79	62	- 21.5%
Days on Market Until Sale	5	7	+ 40.0%	13	8	- 38.5%
Median Sales Price*	\$242,000	\$265,000	+ 9.5%	\$240,000	\$250,000	+ 4.2%
Average Sales Price*	\$240,400	\$266,700	+ 10.9%	\$245,290	\$251,423	+ 2.5%
Percent of List Price Received*	101.8%	99.5%	- 2.3%	101.1%	100.2%	- 0.9%
Inventory of Homes for Sale	3	13	+ 333.3%	--	--	--
Months Supply of Inventory	0.4	2.1	+ 425.0%	--	--	--

* 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.

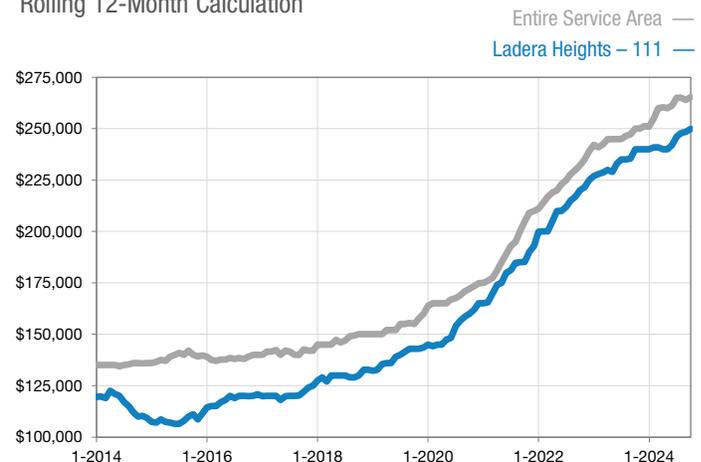
Median Sales Price - Single-Family Detached

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.