

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 | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| 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% | -- | -- | -- |

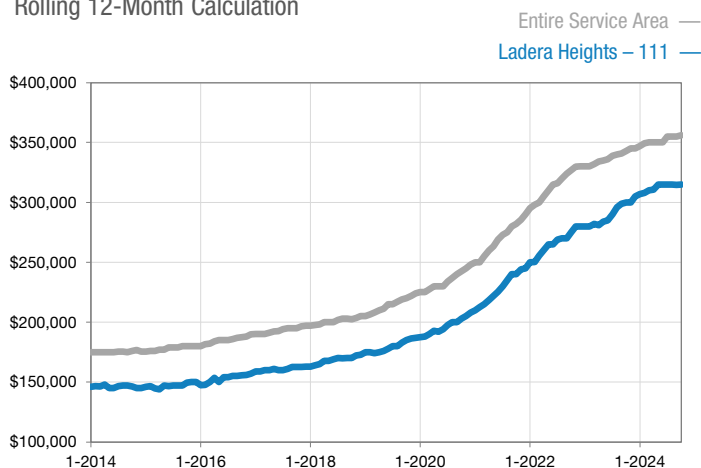
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| 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.

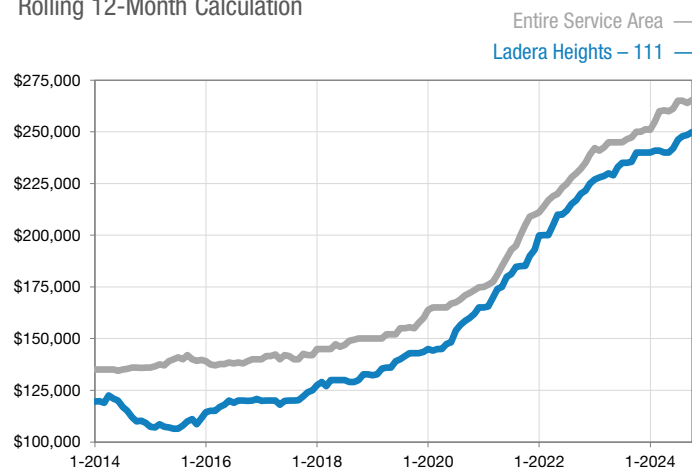
Median Sales Price - Single-Family Detached

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.