

Local Market Update for July 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	32	60	+ 87.5%	245	279	+ 13.9%
Pending Sales	40	52	+ 30.0%	217	221	+ 1.8%
Closed Sales	38	33	- 13.2%	196	187	- 4.6%
Days on Market Until Sale	12	20	+ 66.7%	19	21	+ 10.5%
Median Sales Price*	\$312,500	\$315,000	+ 0.8%	\$300,000	\$316,000	+ 5.3%
Average Sales Price*	\$328,647	\$324,705	- 1.2%	\$313,846	\$324,344	+ 3.3%
Percent of List Price Received*	100.3%	100.2%	- 0.1%	100.3%	99.9%	- 0.4%
Inventory of Homes for Sale	34	53	+ 55.9%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

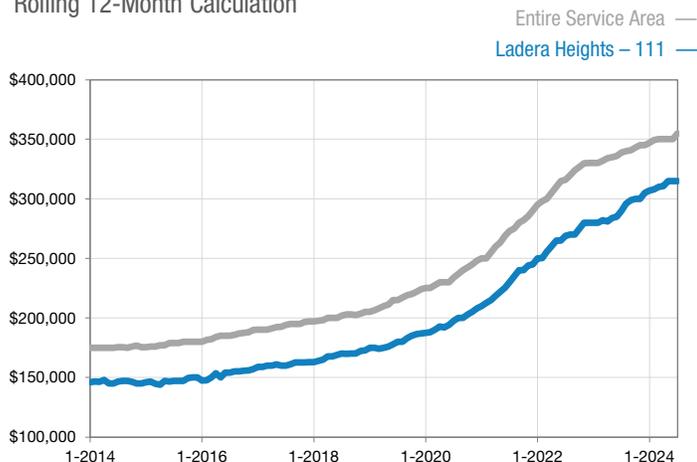
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	8	5	- 37.5%	55	54	- 1.8%
Pending Sales	9	8	- 11.1%	58	47	- 19.0%
Closed Sales	10	7	- 30.0%	59	42	- 28.8%
Days on Market Until Sale	4	13	+ 225.0%	17	7	- 58.8%
Median Sales Price*	\$237,500	\$250,000	+ 5.3%	\$240,000	\$248,950	+ 3.7%
Average Sales Price*	\$241,550	\$283,857	+ 17.5%	\$249,168	\$250,561	+ 0.6%
Percent of List Price Received*	100.9%	99.9%	- 1.0%	100.5%	100.1%	- 0.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.1	0.5	+ 400.0%	--	--	--

* 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.

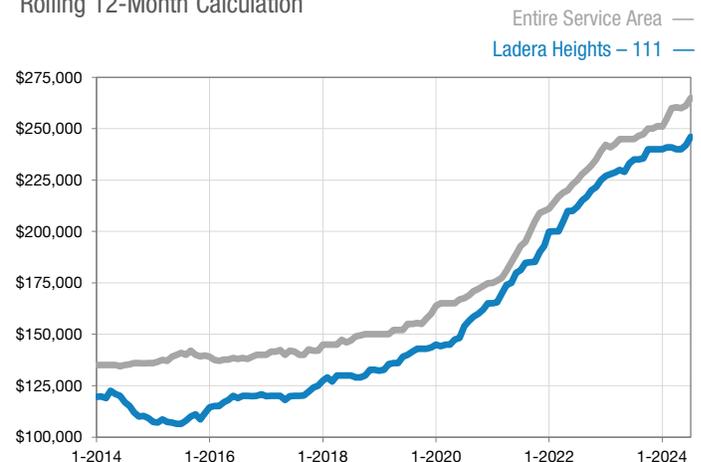
Median Sales Price - Single-Family Detached

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.