

Local Market Update for November 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	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	25	30	+ 20.0%	370	418	+ 13.0%
Pending Sales	23	24	+ 4.3%	325	323	- 0.6%
Closed Sales	20	17	- 15.0%	315	315	0.0%
Days on Market Until Sale	18	42	+ 133.3%	19	22	+ 15.8%
Median Sales Price*	\$292,500	\$345,000	+ 17.9%	\$305,000	\$315,000	+ 3.3%
Average Sales Price*	\$291,923	\$343,603	+ 17.7%	\$313,821	\$321,858	+ 2.6%
Percent of List Price Received*	99.8%	97.6%	- 2.2%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	33	62	+ 87.9%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--

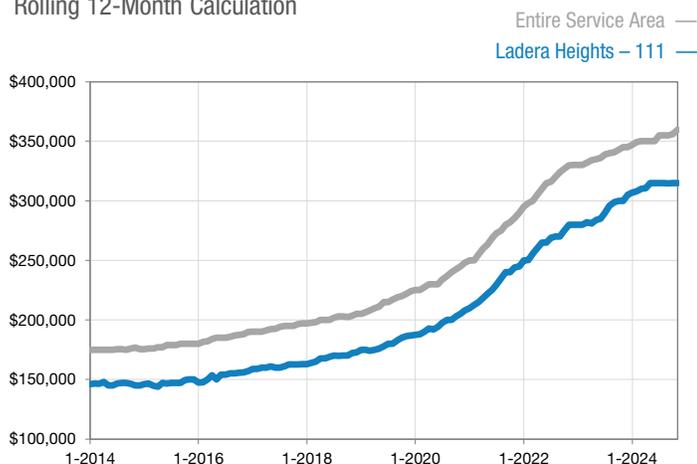
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	6	1	- 83.3%	80	83	+ 3.8%
Pending Sales	3	1	- 66.7%	77	65	- 15.6%
Closed Sales	5	4	- 20.0%	84	66	- 21.4%
Days on Market Until Sale	14	19	+ 35.7%	13	9	- 30.8%
Median Sales Price*	\$260,000	\$268,450	+ 3.3%	\$240,000	\$250,000	+ 4.2%
Average Sales Price*	\$277,000	\$262,475	- 5.2%	\$247,177	\$252,093	+ 2.0%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	100.9%	100.1%	- 0.8%
Inventory of Homes for Sale	4	12	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.0	+ 233.3%	--	--	--

* 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.

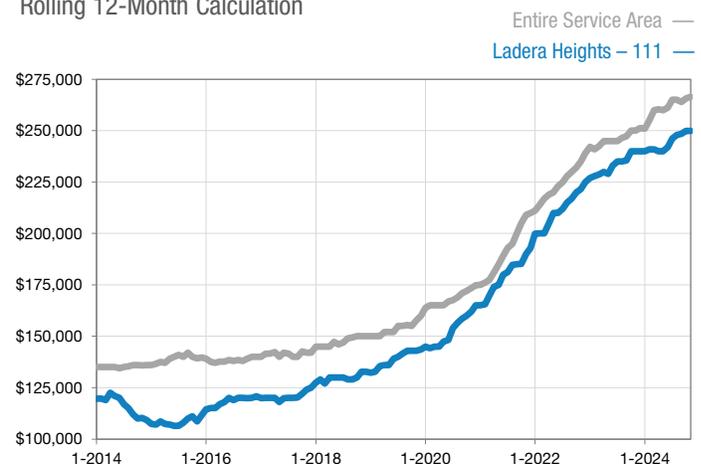
Median Sales Price - Single-Family Detached

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.