



Ladera Heights – 111

East of Paseo del Volcan, South of Unser, West of Rio Grande River, North of Central Ave

Single-Family Detached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	24	42	+ 75.0%	24	42	+ 75.0%
Pending Sales	20	32	+ 60.0%	20	32	+ 60.0%
Closed Sales	17	24	+ 41.2%	17	24	+ 41.2%
Days on Market Until Sale	44	46	+ 4.5%	44	46	+ 4.5%
Median Sales Price*	\$315,000	\$308,000	- 2.2%	\$315,000	\$308,000	- 2.2%
Average Sales Price*	\$329,294	\$311,163	- 5.5%	\$329,294	\$311,163	- 5.5%
Percent of List Price Received*	98.2%	99.6%	+ 1.4%	98.2%	99.6%	+ 1.4%
Inventory of Homes for Sale	26	48	+ 84.6%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

Single-Family Attached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	7	+ 75.0%	4	7	+ 75.0%
Pending Sales	3	10	+ 233.3%	3	10	+ 233.3%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Days on Market Until Sale	14	19	+ 35.7%	14	19	+ 35.7%
Median Sales Price*	\$235,000	\$259,900	+ 10.6%	\$235,000	\$259,900	+ 10.6%
Average Sales Price*	\$238,167	\$293,130	+ 23.1%	\$238,167	\$293,130	+ 23.1%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.2	1.2	+ 500.0%	—	—	—

\* 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.

