



Ladera Heights – 111

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

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	25	40	+ 60.0%	49	82	+ 67.3%
Pending Sales	20	40	+ 100.0%	40	69	+ 72.5%
Closed Sales	21	26	+ 23.8%	38	50	+ 31.6%
Days on Market Until Sale	23	42	+ 82.6%	32	44	+ 37.5%
Median Sales Price*	\$306,000	\$312,500	+ 2.1%	\$310,500	\$310,000	- 0.2%
Average Sales Price*	\$312,358	\$314,577	+ 0.7%	\$319,935	\$312,938	- 2.2%
Percent of List Price Received*	100.1%	100.2%	+ 0.1%	99.3%	99.9%	+ 0.6%
Inventory of Homes for Sale	27	48	+ 77.8%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	12	10	- 16.7%	16	17	+ 6.3%
Pending Sales	7	9	+ 28.6%	10	19	+ 90.0%
Closed Sales	3	10	+ 233.3%	6	15	+ 150.0%
Days on Market Until Sale	10	43	+ 330.0%	12	35	+ 191.7%
Median Sales Price*	\$270,000	\$253,000	- 6.3%	\$247,375	\$256,000	+ 3.5%
Average Sales Price*	\$269,750	\$256,250	- 5.0%	\$253,958	\$268,543	+ 5.7%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	0.9	1.4	+ 55.6%	—	—	—

* 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.

