

Local Market Update – March 2025

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

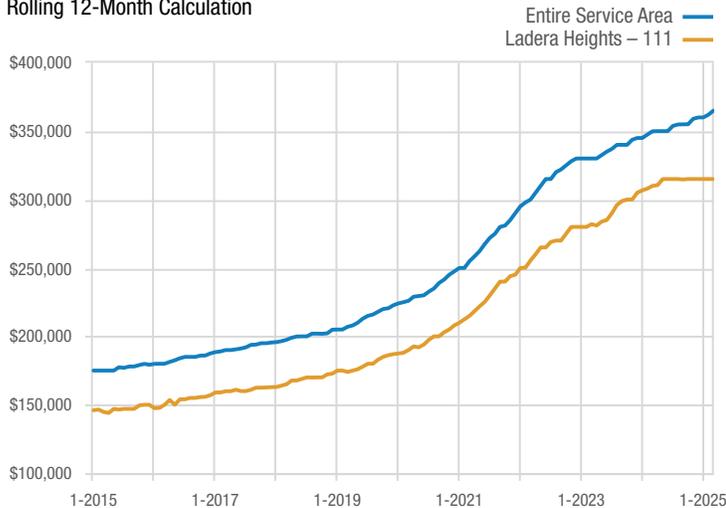
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	38	42	+ 10.5%	87	126	+ 44.8%
Pending Sales	25	44	+ 76.0%	65	111	+ 70.8%
Closed Sales	18	35	+ 94.4%	56	87	+ 55.4%
Days on Market Until Sale	37	28	- 24.3%	34	37	+ 8.8%
Median Sales Price*	\$324,000	\$336,500	+ 3.9%	\$315,000	\$310,000	- 1.6%
Average Sales Price*	\$328,230	\$320,891	- 2.2%	\$322,601	\$316,645	- 1.8%
Percent of List Price Received*	100.8%	99.2%	- 1.6%	99.8%	99.7%	- 0.1%
Inventory of Homes for Sale	37	43	+ 16.2%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	6	12	+ 100.0%	22	29	+ 31.8%
Pending Sales	7	13	+ 85.7%	17	31	+ 82.4%
Closed Sales	8	9	+ 12.5%	14	24	+ 71.4%
Days on Market Until Sale	3	69	+ 2,200.0%	7	48	+ 585.7%
Median Sales Price*	\$235,000	\$279,000	+ 18.7%	\$243,625	\$257,950	+ 5.9%
Average Sales Price*	\$227,188	\$281,878	+ 24.1%	\$238,661	\$273,544	+ 14.6%
Percent of List Price Received*	100.7%	99.1%	- 1.6%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

* 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.

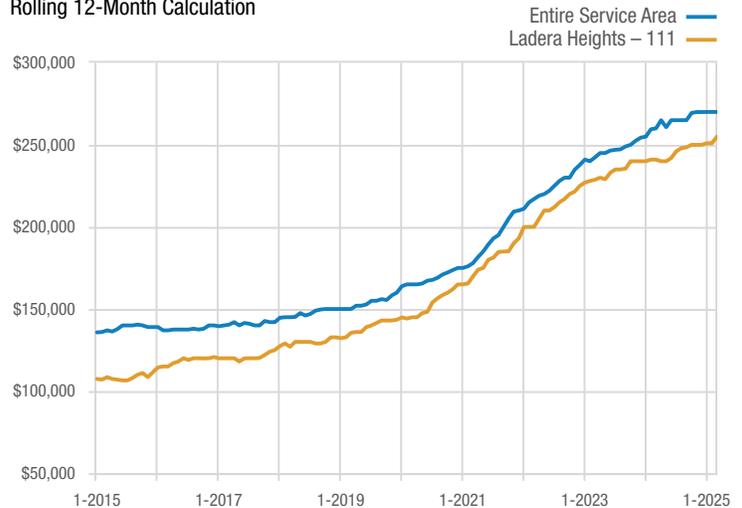
Median Sales Price - Single-Family Detached

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.

Current as of April 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.