

Local Market Update for February 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 | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 32 | 23 | - 28.1% | 56 | 47 | - 16.1% |
| Pending Sales | 29 | 21 | - 27.6% | 58 | 41 | - 29.3% |
| Closed Sales | 22 | 21 | - 4.5% | 41 | 38 | - 7.3% |
| Days on Market Until Sale | 39 | 23 | - 41.0% | 41 | 32 | - 22.0% |
| Median Sales Price* | \$277,450 | \$306,000 | + 10.3% | \$290,000 | \$310,500 | + 7.1% |
| Average Sales Price* | \$290,195 | \$312,358 | + 7.6% | \$292,105 | \$319,935 | + 9.5% |
| Percent of List Price Received* | 99.3% | 100.1% | + 0.8% | 99.4% | 99.3% | - 0.1% |
| Inventory of Homes for Sale | 24 | 23 | - 4.2% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.9 | + 50.0% | -- | -- | -- |

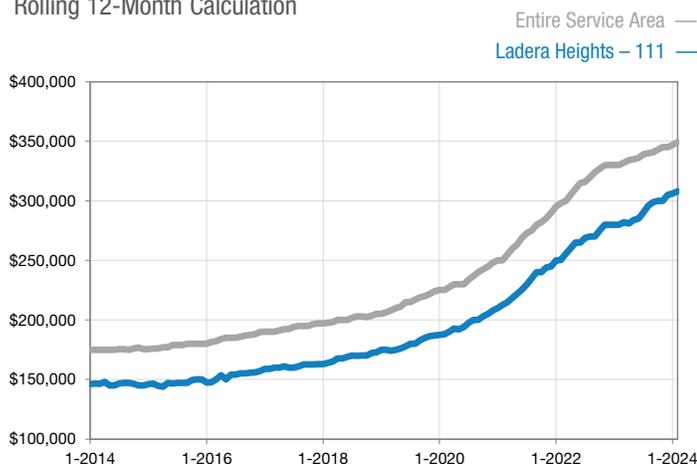
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 4 | 12 | + 200.0% | 10 | 16 | + 60.0% |
| Pending Sales | 4 | 8 | + 100.0% | 15 | 11 | - 26.7% |
| Closed Sales | 8 | 3 | - 62.5% | 17 | 6 | - 64.7% |
| Days on Market Until Sale | 36 | 10 | - 72.2% | 31 | 12 | - 61.3% |
| Median Sales Price* | \$227,500 | \$270,000 | + 18.7% | \$235,000 | \$247,375 | + 5.3% |
| Average Sales Price* | \$237,988 | \$269,750 | + 13.3% | \$241,771 | \$253,958 | + 5.0% |
| Percent of List Price Received* | 97.1% | 98.2% | + 1.1% | 97.1% | 99.0% | + 2.0% |
| Inventory of Homes for Sale | 2 | 5 | + 150.0% | -- | -- | -- |
| Months Supply of Inventory | 0.2 | 0.8 | + 300.0% | -- | -- | -- |

* 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.

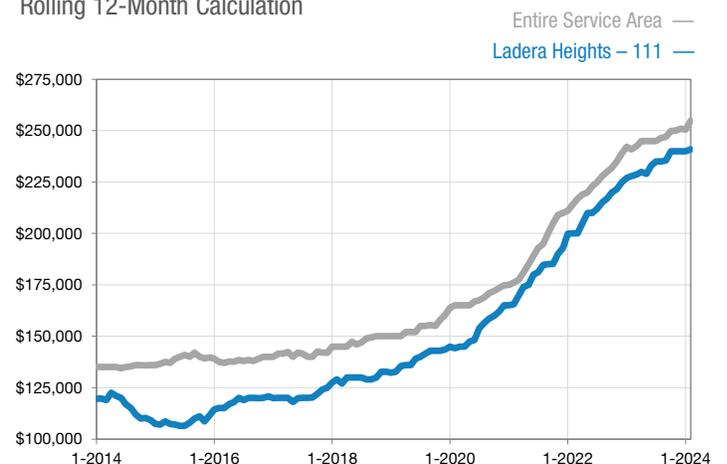
Median Sales Price - Single-Family Detached

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.