

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		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
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%	--	--	--

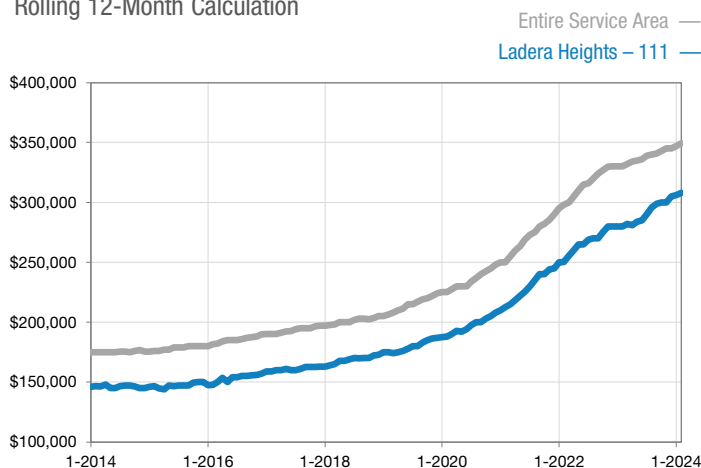
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
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.

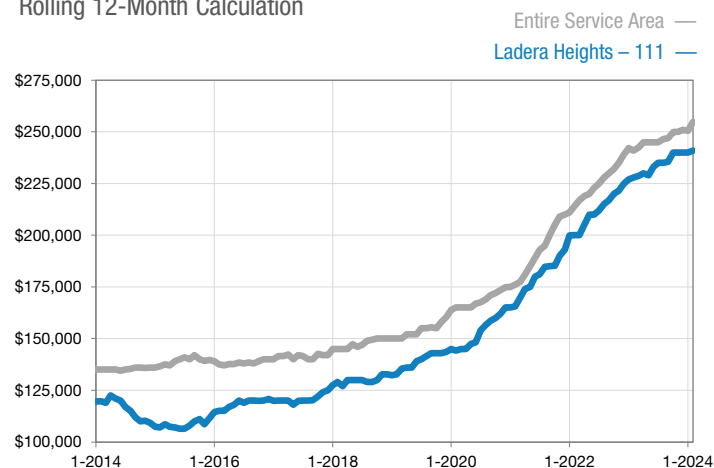
Median Sales Price - Single-Family Detached

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.