

Local Market Update for May 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	44	40	- 9.1%	164	180	+ 9.8%
Pending Sales	24	39	+ 62.5%	141	139	- 1.4%
Closed Sales	32	41	+ 28.1%	131	120	- 8.4%
Days on Market Until Sale	15	13	- 13.3%	23	22	- 4.3%
Median Sales Price*	\$303,750	\$320,000	+ 5.3%	\$299,900	\$315,000	+ 5.0%
Average Sales Price*	\$324,134	\$332,258	+ 2.5%	\$308,383	\$325,814	+ 5.7%
Percent of List Price Received*	101.0%	100.7%	- 0.3%	100.3%	100.3%	0.0%
Inventory of Homes for Sale	38	49	+ 28.9%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

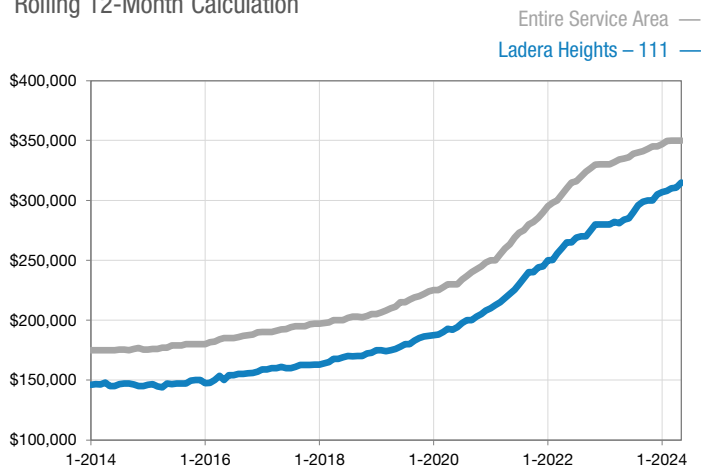
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	8	6	- 25.0%	38	40	+ 5.3%
Pending Sales	10	6	- 40.0%	41	32	- 22.0%
Closed Sales	8	8	0.0%	43	30	- 30.2%
Days on Market Until Sale	14	8	- 42.9%	21	6	- 71.4%
Median Sales Price*	\$254,000	\$259,750	+ 2.3%	\$241,000	\$247,375	+ 2.6%
Average Sales Price*	\$310,175	\$245,188	- 21.0%	\$253,381	\$239,468	- 5.5%
Percent of List Price Received*	103.7%	101.0%	- 2.6%	100.1%	100.1%	0.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.2	0.6	+ 200.0%	--	--	--

* 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.

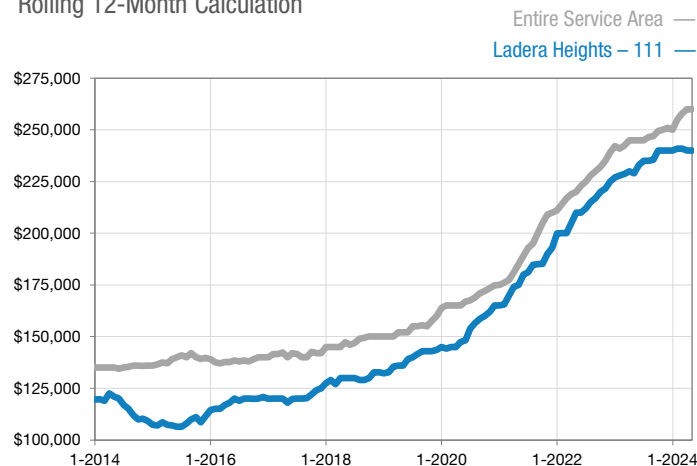
Median Sales Price - Single-Family Detached

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.