

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	32	45	+ 40.6%	277	324	+ 17.0%
Pending Sales	29	41	+ 41.4%	246	252	+ 2.4%
Closed Sales	37	39	+ 5.4%	233	227	- 2.6%
Days on Market Until Sale	16	19	+ 18.8%	19	21	+ 10.5%
Median Sales Price*	\$315,000	\$310,000	- 1.6%	\$305,000	\$315,000	+ 3.3%
Average Sales Price*	\$341,388	\$312,119	- 8.6%	\$318,220	\$322,467	+ 1.3%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	34	57	+ 67.6%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--

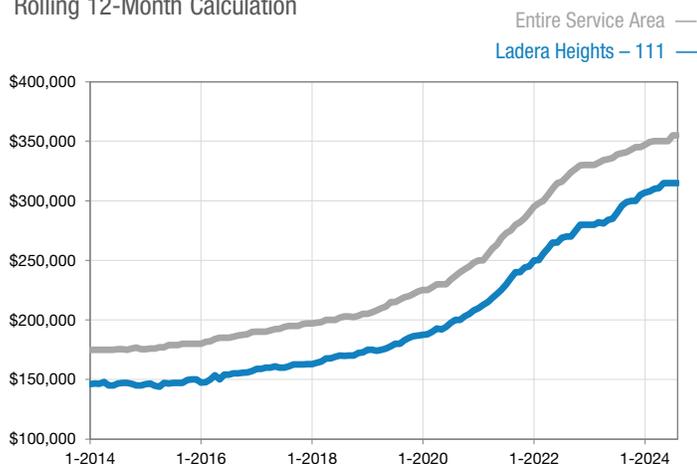
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	62	60	- 3.2%
Pending Sales	6	8	+ 33.3%	64	54	- 15.6%
Closed Sales	9	7	- 22.2%	68	49	- 27.9%
Days on Market Until Sale	3	11	+ 266.7%	15	8	- 46.7%
Median Sales Price*	\$245,000	\$250,000	+ 2.0%	\$240,000	\$249,900	+ 4.1%
Average Sales Price*	\$235,889	\$246,257	+ 4.4%	\$247,410	\$249,946	+ 1.0%
Percent of List Price Received*	102.8%	100.6%	- 2.1%	100.8%	100.2%	- 0.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--

* 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.

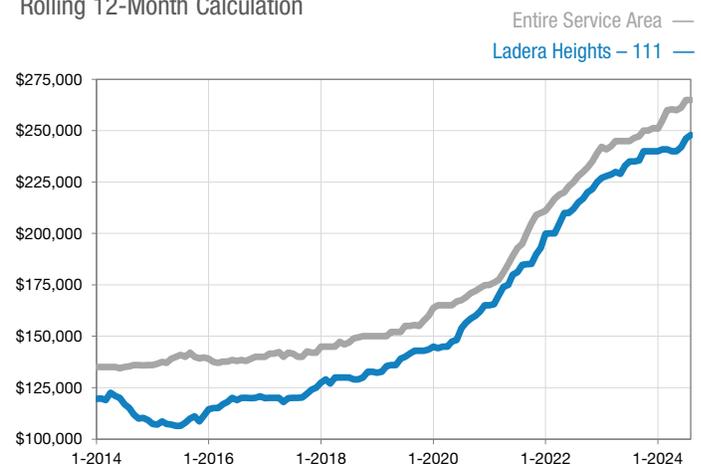
Median Sales Price - Single-Family Detached

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.