

Local Market Update for September 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	35	37	+ 5.7%	312	360	+ 15.4%
Pending Sales	33	38	+ 15.2%	279	286	+ 2.5%
Closed Sales	27	37	+ 37.0%	260	264	+ 1.5%
Days on Market Until Sale	20	18	- 10.0%	19	21	+ 10.5%
Median Sales Price*	\$314,900	\$310,000	- 1.6%	\$305,000	\$315,000	+ 3.3%
Average Sales Price*	\$300,107	\$310,473	+ 3.5%	\$316,339	\$320,786	+ 1.4%
Percent of List Price Received*	100.3%	99.2%	- 1.1%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	32	52	+ 62.5%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

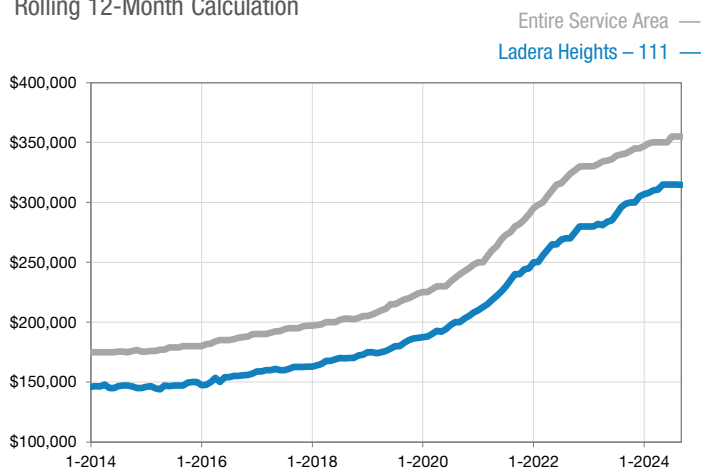
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	9	9	0.0%	71	69	- 2.8%
Pending Sales	4	6	+ 50.0%	68	60	- 11.8%
Closed Sales	6	8	+ 33.3%	74	57	- 23.0%
Days on Market Until Sale	2	11	+ 450.0%	14	8	- 42.9%
Median Sales Price*	\$239,500	\$254,950	+ 6.5%	\$240,000	\$250,000	+ 4.2%
Average Sales Price*	\$225,333	\$250,925	+ 11.4%	\$245,620	\$250,083	+ 1.8%
Percent of List Price Received*	103.3%	100.6%	- 2.6%	101.0%	100.2%	- 0.8%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

* 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.

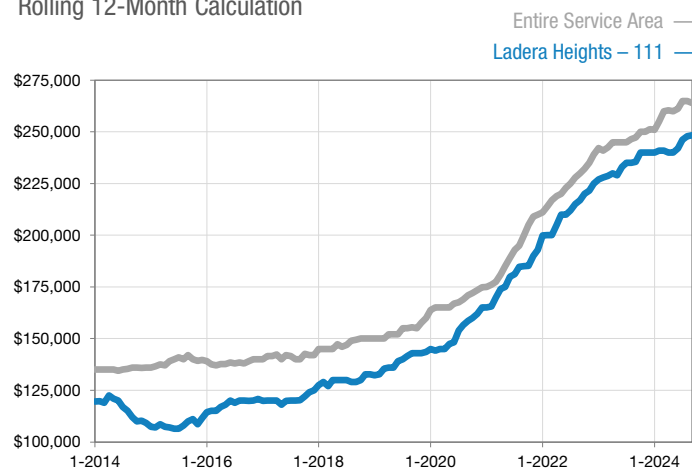
Median Sales Price - Single-Family Detached

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.