

Local Market Update for October 2022

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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	43	56	+ 30.2%	593	511	- 13.8%
Pending Sales	40	44	+ 10.0%	547	432	- 21.0%
Closed Sales	46	36	- 21.7%	560	428	- 23.6%
Days on Market Until Sale	10	18	+ 80.0%	10	11	+ 10.0%
Median Sales Price*	\$241,000	\$285,000	+ 18.3%	\$245,000	\$280,000	+ 14.3%
Average Sales Price*	\$254,861	\$301,547	+ 18.3%	\$257,100	\$293,622	+ 14.2%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	101.8%	102.3%	+ 0.5%
Inventory of Homes for Sale	41	44	+ 7.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

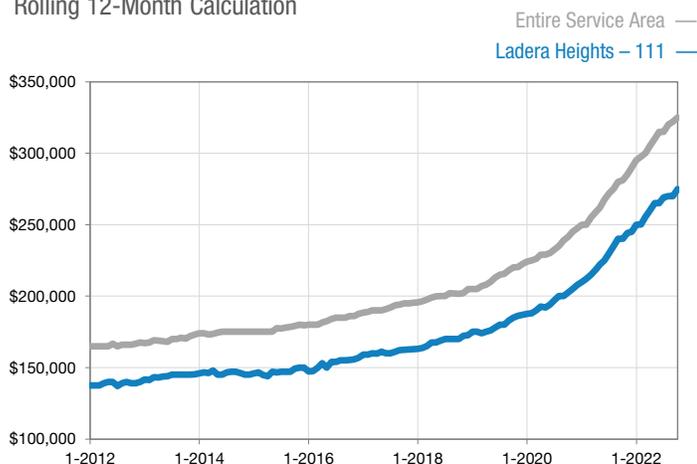
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	10	9	- 10.0%	110	108	- 1.8%
Pending Sales	14	8	- 42.9%	105	95	- 9.5%
Closed Sales	10	7	- 30.0%	102	98	- 3.9%
Days on Market Until Sale	8	5	- 37.5%	6	5	- 16.7%
Median Sales Price*	\$195,000	\$228,500	+ 17.2%	\$190,750	\$225,000	+ 18.0%
Average Sales Price*	\$182,307	\$226,971	+ 24.5%	\$191,274	\$224,241	+ 17.2%
Percent of List Price Received*	102.3%	100.2%	- 2.1%	102.1%	103.1%	+ 1.0%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 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.

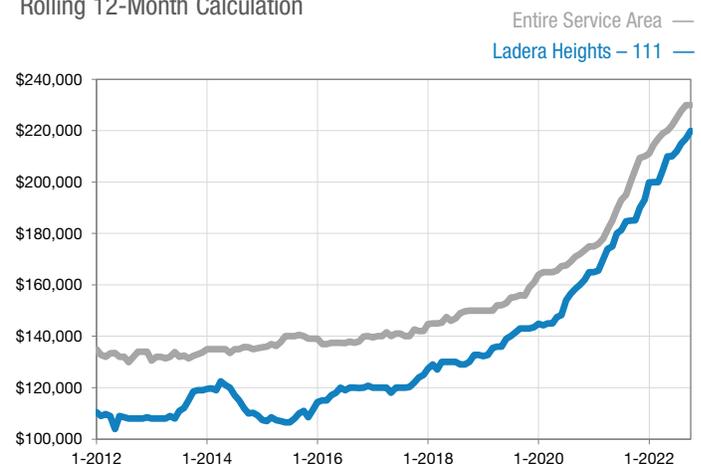
Median Sales Price - Single-Family Detached

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.