

Local Market Update for February 2023

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	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	40	32	- 20.0%	87	56	- 35.6%
Pending Sales	41	33	- 19.5%	83	64	- 22.9%
Closed Sales	36	22	- 38.9%	74	41	- 44.6%
Days on Market Until Sale	9	39	+ 333.3%	9	41	+ 355.6%
Median Sales Price*	\$282,500	\$277,450	- 1.8%	\$269,500	\$290,000	+ 7.6%
Average Sales Price*	\$274,573	\$290,195	+ 5.7%	\$272,444	\$292,105	+ 7.2%
Percent of List Price Received*	101.7%	99.3%	- 2.4%	101.8%	99.4%	- 2.4%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--

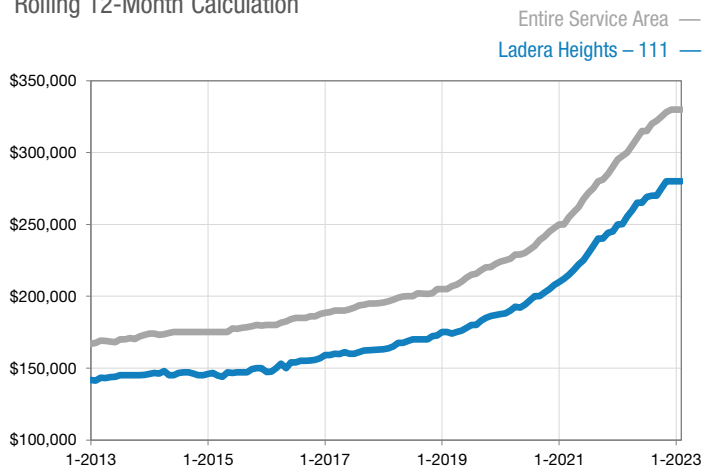
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	10	4	- 60.0%	14	10	- 28.6%
Pending Sales	10	4	- 60.0%	13	15	+ 15.4%
Closed Sales	2	7	+ 250.0%	14	16	+ 14.3%
Days on Market Until Sale	19	37	+ 94.7%	9	31	+ 244.4%
Median Sales Price*	\$195,000	\$230,000	+ 17.9%	\$200,500	\$235,000	+ 17.2%
Average Sales Price*	\$195,000	\$244,843	+ 25.6%	\$204,036	\$243,340	+ 19.3%
Percent of List Price Received*	103.1%	97.4%	- 5.5%	103.3%	97.3%	- 5.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.2	0.2	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.

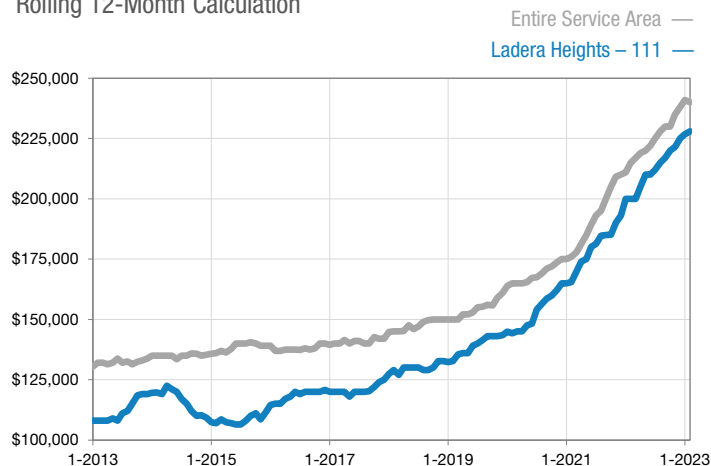
Median Sales Price - Single-Family Detached

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.