

Local Market Update for March 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	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	53	35	- 34.0%	140	91	- 35.0%
Pending Sales	48	31	- 35.4%	131	91	- 30.5%
Closed Sales	42	36	- 14.3%	116	77	- 33.6%
Days on Market Until Sale	12	14	+ 16.7%	10	28	+ 180.0%
Median Sales Price*	\$275,500	\$300,000	+ 8.9%	\$270,750	\$300,000	+ 10.8%
Average Sales Price*	\$304,036	\$315,900	+ 3.9%	\$283,882	\$303,230	+ 6.8%
Percent of List Price Received*	102.3%	99.7%	- 2.5%	102.0%	99.5%	- 2.5%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

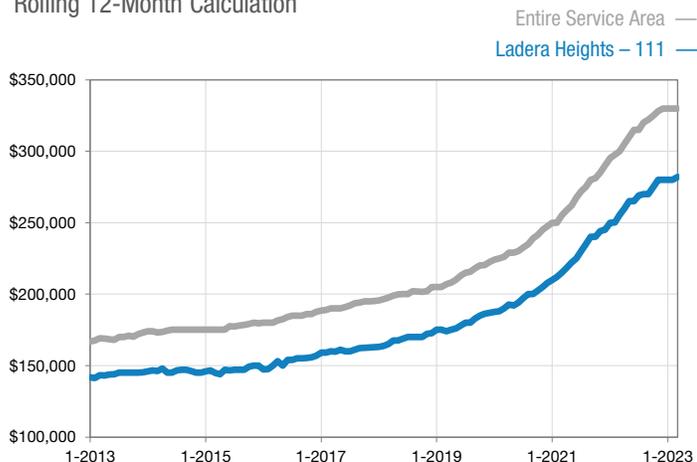
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	15	13	- 13.3%	29	23	- 20.7%
Pending Sales	14	11	- 21.4%	27	26	- 3.7%
Closed Sales	13	10	- 23.1%	27	27	0.0%
Days on Market Until Sale	3	26	+ 766.7%	6	29	+ 383.3%
Median Sales Price*	\$225,000	\$230,000	+ 2.2%	\$216,000	\$232,500	+ 7.6%
Average Sales Price*	\$224,577	\$212,890	- 5.2%	\$213,926	\$229,577	+ 7.3%
Percent of List Price Received*	103.1%	101.5%	- 1.6%	103.2%	98.8%	- 4.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

* 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.

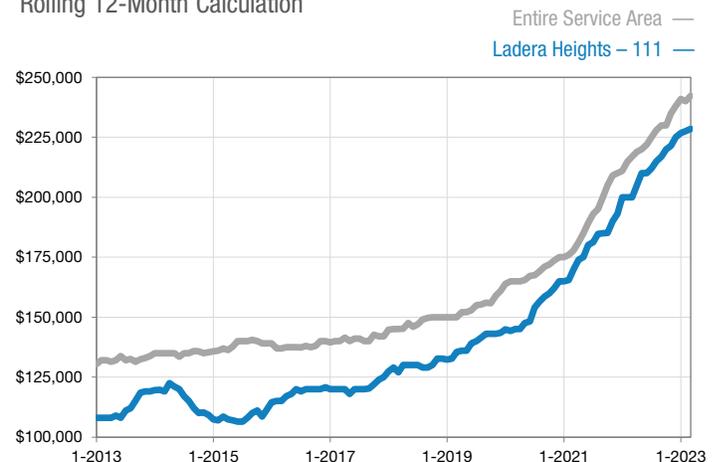
Median Sales Price - Single-Family Detached

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.