

Local Market Update for April 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	58	29	- 50.0%	198	120	- 39.4%
Pending Sales	47	33	- 29.8%	178	120	- 32.6%
Closed Sales	52	22	- 57.7%	168	99	- 41.1%
Days on Market Until Sale	8	15	+ 87.5%	10	25	+ 150.0%
Median Sales Price*	\$290,000	\$285,950	- 1.4%	\$279,950	\$297,450	+ 6.3%
Average Sales Price*	\$294,796	\$298,961	+ 1.4%	\$287,260	\$303,291	+ 5.6%
Percent of List Price Received*	104.0%	100.1%	- 3.8%	102.6%	100.0%	- 2.5%
Inventory of Homes for Sale	35	19	- 45.7%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

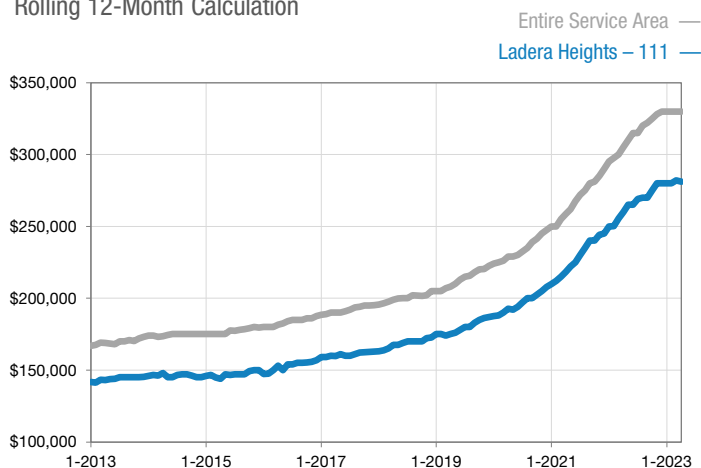
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	10	7	- 30.0%	39	30	- 23.1%
Pending Sales	8	6	- 25.0%	35	32	- 8.6%
Closed Sales	12	8	- 33.3%	39	35	- 10.3%
Days on Market Until Sale	2	3	+ 50.0%	5	23	+ 360.0%
Median Sales Price*	\$225,250	\$247,500	+ 9.9%	\$218,000	\$240,000	+ 10.1%
Average Sales Price*	\$222,671	\$271,875	+ 22.1%	\$216,617	\$240,400	+ 11.0%
Percent of List Price Received*	105.4%	101.2%	- 4.0%	103.9%	99.3%	- 4.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
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.

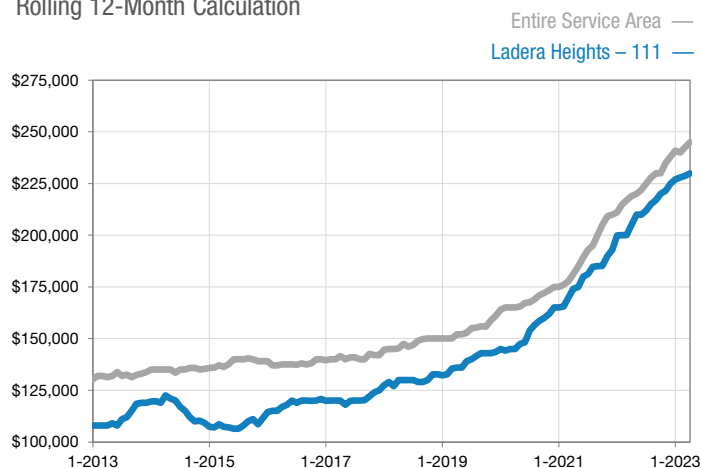
Median Sales Price - Single-Family Detached

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.