

Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	57	44	- 22.8%	255	164	- 35.7%
Pending Sales	48	27	- 43.8%	226	145	- 35.8%
Closed Sales	48	31	- 35.4%	216	130	- 39.8%
Days on Market Until Sale	11	15	+ 36.4%	10	23	+ 130.0%
Median Sales Price*	\$298,750	\$307,500	+ 2.9%	\$282,500	\$299,950	+ 6.2%
Average Sales Price*	\$314,431	\$325,558	+ 3.5%	\$293,298	\$308,601	+ 5.2%
Percent of List Price Received*	104.5%	101.0%	- 3.3%	103.0%	100.3%	- 2.6%
Inventory of Homes for Sale	38	34	- 10.5%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

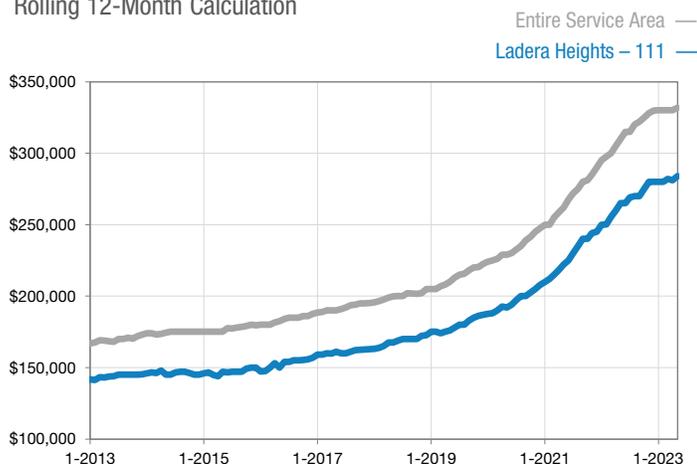
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	10	8	- 20.0%	49	38	- 22.4%
Pending Sales	9	11	+ 22.2%	44	42	- 4.5%
Closed Sales	11	8	- 27.3%	50	43	- 14.0%
Days on Market Until Sale	6	14	+ 133.3%	5	21	+ 320.0%
Median Sales Price*	\$252,000	\$254,000	+ 0.8%	\$225,000	\$241,000	+ 7.1%
Average Sales Price*	\$254,318	\$310,175	+ 22.0%	\$224,911	\$253,381	+ 12.7%
Percent of List Price Received*	104.6%	103.7%	- 0.9%	104.0%	100.1%	- 3.8%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	0.5	0.1	- 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.

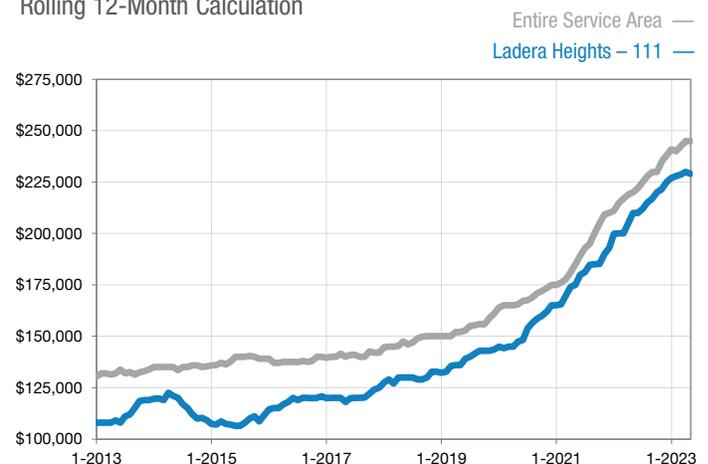
Median Sales Price - Single-Family Detached

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.