

Local Market Update for June 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	58	46	- 20.7%	313	210	- 32.9%
Pending Sales	43	44	+ 2.3%	269	186	- 30.9%
Closed Sales	50	26	- 48.0%	266	157	- 41.0%
Days on Market Until Sale	9	11	+ 22.2%	10	21	+ 110.0%
Median Sales Price*	\$270,000	\$315,000	+ 16.7%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$282,437	\$320,273	+ 13.4%	\$291,257	\$310,352	+ 6.6%
Percent of List Price Received*	103.5%	100.6%	- 2.8%	103.1%	100.3%	- 2.7%
Inventory of Homes for Sale	47	33	- 29.8%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

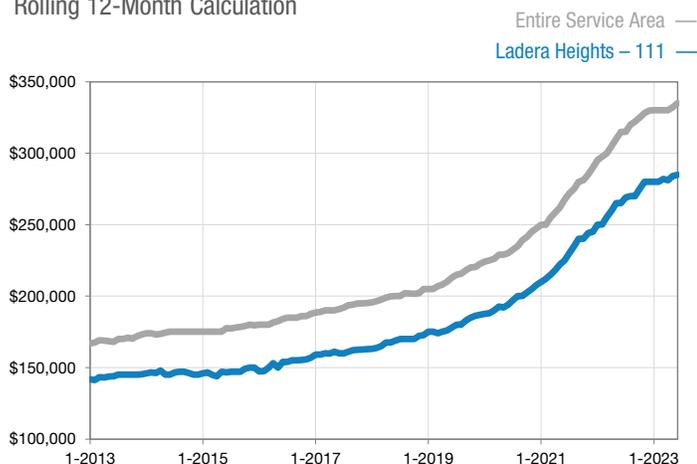
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	14	9	- 35.7%	63	47	- 25.4%
Pending Sales	14	8	- 42.9%	58	49	- 15.5%
Closed Sales	8	6	- 25.0%	58	49	- 15.5%
Days on Market Until Sale	4	3	- 25.0%	5	19	+ 280.0%
Median Sales Price*	\$219,500	\$237,750	+ 8.3%	\$225,000	\$240,000	+ 6.7%
Average Sales Price*	\$207,938	\$231,667	+ 11.4%	\$222,570	\$250,722	+ 12.6%
Percent of List Price Received*	102.1%	102.5%	+ 0.4%	103.7%	100.4%	- 3.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
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.

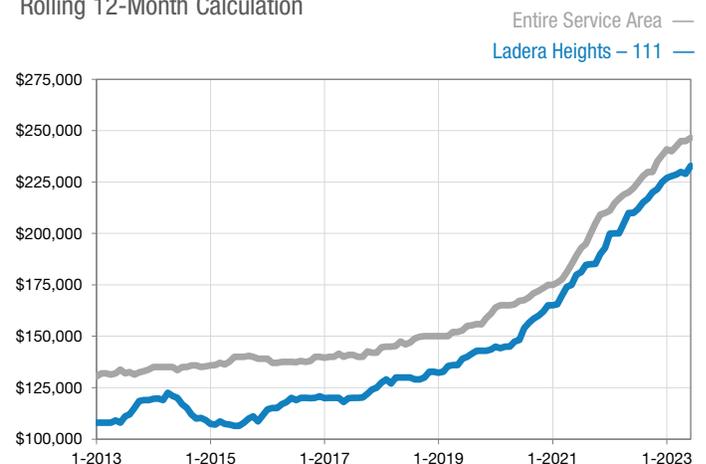
Median Sales Price - Single-Family Detached

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.