

Local Market Update for July 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	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	49	32	- 34.7%	362	244	- 32.6%
Pending Sales	44	42	- 4.5%	313	220	- 29.7%
Closed Sales	47	38	- 19.1%	313	196	- 37.4%
Days on Market Until Sale	8	12	+ 50.0%	9	19	+ 111.1%
Median Sales Price*	\$270,000	\$312,500	+ 15.7%	\$279,500	\$300,000	+ 7.3%
Average Sales Price*	\$295,327	\$328,647	+ 11.3%	\$291,868	\$313,846	+ 7.5%
Percent of List Price Received*	102.7%	100.3%	- 2.3%	103.1%	100.3%	- 2.7%
Inventory of Homes for Sale	43	27	- 37.2%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

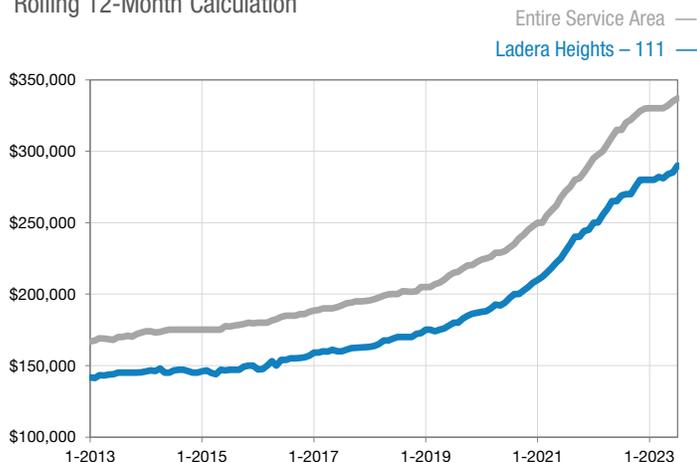
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	11	8	- 27.3%	74	55	- 25.7%
Pending Sales	10	9	- 10.0%	68	58	- 14.7%
Closed Sales	10	10	0.0%	68	59	- 13.2%
Days on Market Until Sale	5	4	- 20.0%	5	17	+ 240.0%
Median Sales Price*	\$215,000	\$237,500	+ 10.5%	\$221,000	\$240,000	+ 8.6%
Average Sales Price*	\$214,100	\$241,550	+ 12.8%	\$221,324	\$249,168	+ 12.6%
Percent of List Price Received*	104.8%	100.9%	- 3.7%	103.9%	100.5%	- 3.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--

* 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.

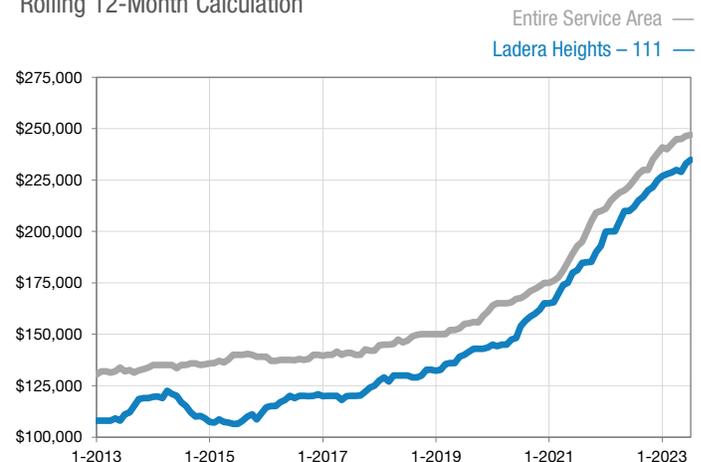
Median Sales Price - Single-Family Detached

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.