

Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	56	32	- 42.9%	418	276	- 34.0%
Pending Sales	41	32	- 22.0%	354	248	- 29.9%
Closed Sales	44	36	- 18.2%	357	232	- 35.0%
Days on Market Until Sale	12	17	+ 41.7%	10	19	+ 90.0%
Median Sales Price*	\$282,500	\$319,500	+ 13.1%	\$279,825	\$305,000	+ 9.0%
Average Sales Price*	\$302,552	\$342,954	+ 13.4%	\$293,185	\$318,363	+ 8.6%
Percent of List Price Received*	101.4%	98.4%	- 3.0%	102.9%	100.0%	- 2.8%
Inventory of Homes for Sale	51	30	- 41.2%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

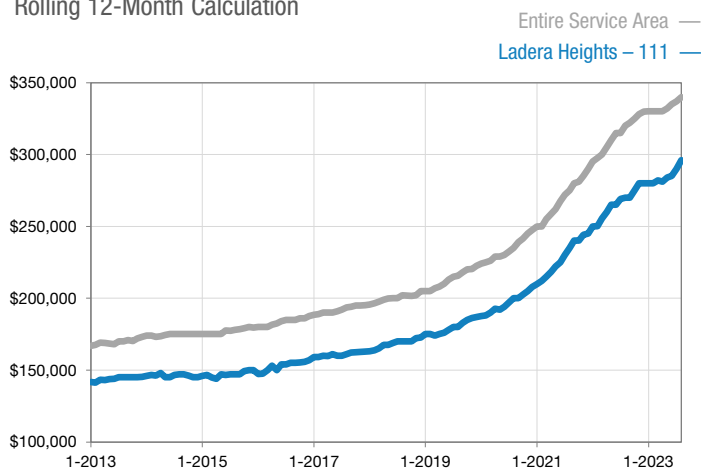
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	11	6	- 45.5%	85	61	- 28.2%
Pending Sales	10	6	- 40.0%	78	64	- 17.9%
Closed Sales	11	9	- 18.2%	79	68	- 13.9%
Days on Market Until Sale	8	3	- 62.5%	6	15	+ 150.0%
Median Sales Price*	\$240,000	\$245,000	+ 2.1%	\$225,000	\$240,000	+ 6.7%
Average Sales Price*	\$243,955	\$235,889	- 3.3%	\$224,475	\$247,410	+ 10.2%
Percent of List Price Received*	102.4%	102.8%	+ 0.4%	103.7%	100.8%	- 2.8%
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.

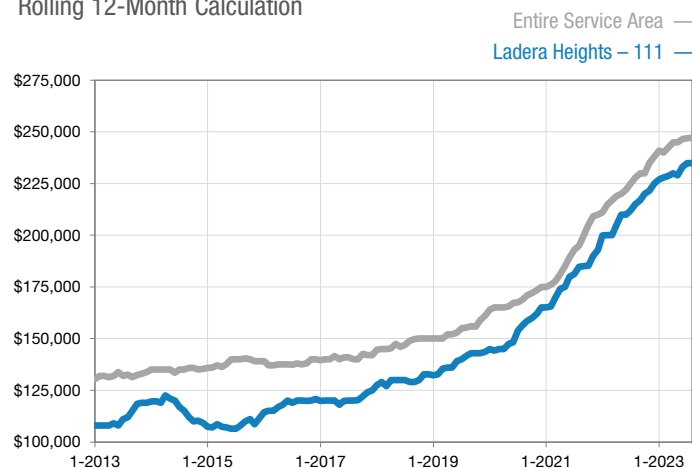
Median Sales Price - Single-Family Detached

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.