

# Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	37	35	- 5.4%	455	311	- 31.6%
Pending Sales	33	34	+ 3.0%	387	279	- 27.9%
Closed Sales	35	27	- 22.9%	392	259	- 33.9%
Days on Market Until Sale	14	20	+ 42.9%	10	19	+ 90.0%
Median Sales Price*	\$280,000	<b>\$314,900</b>	+ 12.5%	\$279,863	<b>\$305,000</b>	+ 9.0%
Average Sales Price*	\$289,937	<b>\$300,107</b>	+ 3.5%	\$292,895	<b>\$316,460</b>	+ 8.0%
Percent of List Price Received*	99.1%	<b>100.3%</b>	+ 1.2%	102.5%	<b>100.1%</b>	- 2.3%
Inventory of Homes for Sale	45	31	- 31.1%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

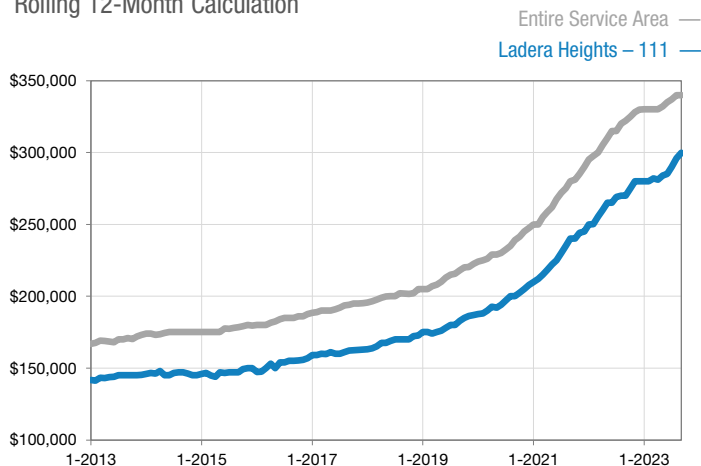
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	14	9	- 35.7%	99	71	- 28.3%
Pending Sales	9	4	- 55.6%	87	68	- 21.8%
Closed Sales	12	6	- 50.0%	91	74	- 18.7%
Days on Market Until Sale	5	2	- 60.0%	5	14	+ 180.0%
Median Sales Price*	\$227,000	<b>\$239,500</b>	+ 5.5%	\$225,000	<b>\$240,000</b>	+ 6.7%
Average Sales Price*	\$221,108	<b>\$225,333</b>	+ 1.9%	\$224,031	<b>\$245,620</b>	+ 9.6%
Percent of List Price Received*	100.7%	<b>103.3%</b>	+ 2.6%	103.3%	<b>101.0%</b>	- 2.2%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.9	0.9	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.

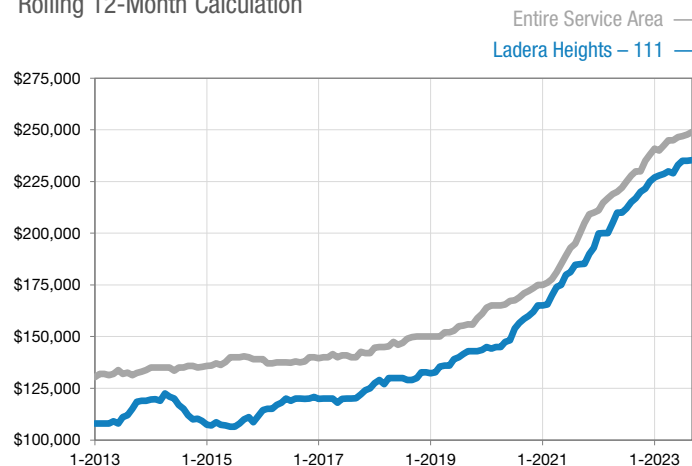
### Median Sales Price - Single-Family Detached

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.