

Local Market Update for October 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	57	33	- 42.1%	512	344	- 32.8%
Pending Sales	42	24	- 42.9%	429	302	- 29.6%
Closed Sales	38	35	- 7.9%	430	294	- 31.6%
Days on Market Until Sale	18	18	0.0%	11	19	+ 72.7%
Median Sales Price*	\$285,000	\$310,000	+ 8.8%	\$280,000	\$305,000	+ 8.9%
Average Sales Price*	\$299,949	\$307,629	+ 2.6%	\$293,518	\$315,409	+ 7.5%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	102.2%	99.9%	- 2.3%
Inventory of Homes for Sale	47	35	- 25.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

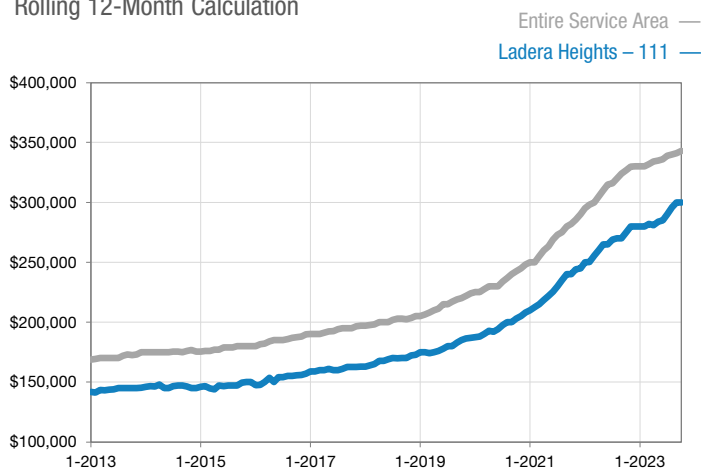
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	9	3	- 66.7%	108	74	- 31.5%
Pending Sales	8	6	- 25.0%	95	74	- 22.1%
Closed Sales	7	5	- 28.6%	98	79	- 19.4%
Days on Market Until Sale	5	5	0.0%	5	13	+ 160.0%
Median Sales Price*	\$228,500	\$242,000	+ 5.9%	\$225,000	\$240,000	+ 6.7%
Average Sales Price*	\$226,971	\$240,400	+ 5.9%	\$224,241	\$245,290	+ 9.4%
Percent of List Price Received*	100.2%	101.8%	+ 1.6%	103.1%	101.1%	- 1.9%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

* 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.

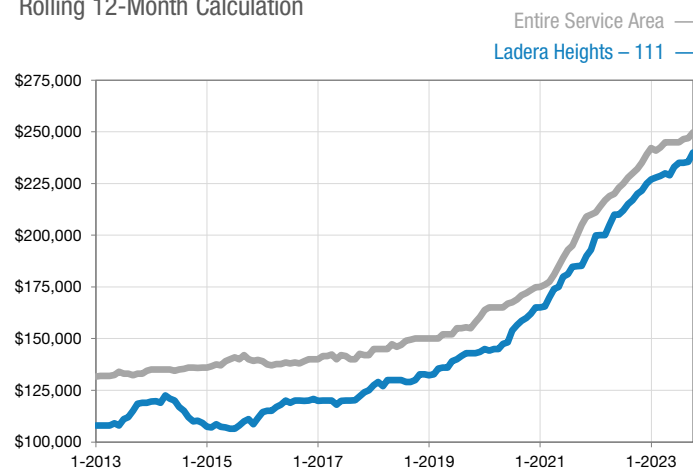
Median Sales Price - Single-Family Detached

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.