

Local Market Update for November 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	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	34	25	- 26.5%	546	370	- 32.2%
Pending Sales	33	25	- 24.2%	462	327	- 29.2%
Closed Sales	32	20	- 37.5%	462	315	- 31.8%
Days on Market Until Sale	20	18	- 10.0%	11	19	+ 72.7%
Median Sales Price*	\$287,500	\$292,500	+ 1.7%	\$280,000	\$305,000	+ 8.9%
Average Sales Price*	\$283,325	\$291,923	+ 3.0%	\$292,812	\$313,821	+ 7.2%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	102.0%	99.9%	- 2.1%
Inventory of Homes for Sale	42	30	- 28.6%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

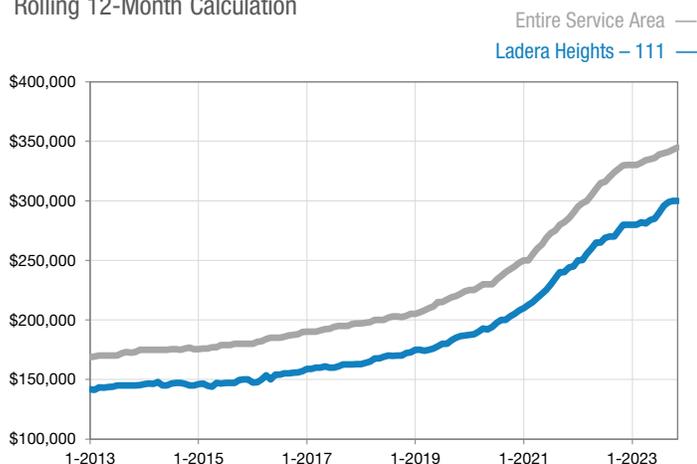
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	9	6	- 33.3%	117	80	- 31.6%
Pending Sales	7	4	- 42.9%	102	78	- 23.5%
Closed Sales	11	5	- 54.5%	109	84	- 22.9%
Days on Market Until Sale	15	14	- 6.7%	6	13	+ 116.7%
Median Sales Price*	\$221,000	\$260,000	+ 17.6%	\$225,000	\$240,000	+ 6.7%
Average Sales Price*	\$219,728	\$277,000	+ 26.1%	\$223,786	\$247,177	+ 10.5%
Percent of List Price Received*	100.7%	98.7%	- 2.0%	102.8%	100.9%	- 1.8%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

* 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.

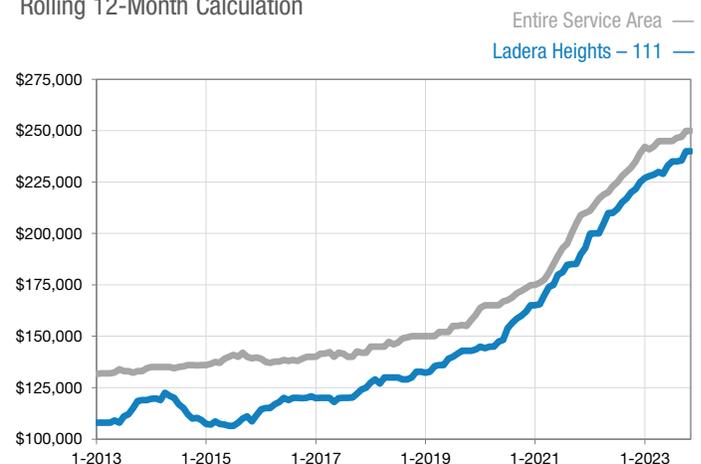
Median Sales Price - Single-Family Detached

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.