

Local Market Update for January 2024

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	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	24	24	0.0%	24	24	0.0%
Pending Sales	29	22	- 24.1%	29	22	- 24.1%
Closed Sales	19	16	- 15.8%	19	16	- 15.8%
Days on Market Until Sale	43	46	+ 7.0%	43	46	+ 7.0%
Median Sales Price*	\$300,000	\$310,000	+ 3.3%	\$300,000	\$310,000	+ 3.3%
Average Sales Price*	\$294,316	\$329,312	+ 11.9%	\$294,316	\$329,312	+ 11.9%
Percent of List Price Received*	99.5%	98.1%	- 1.4%	99.5%	98.1%	- 1.4%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

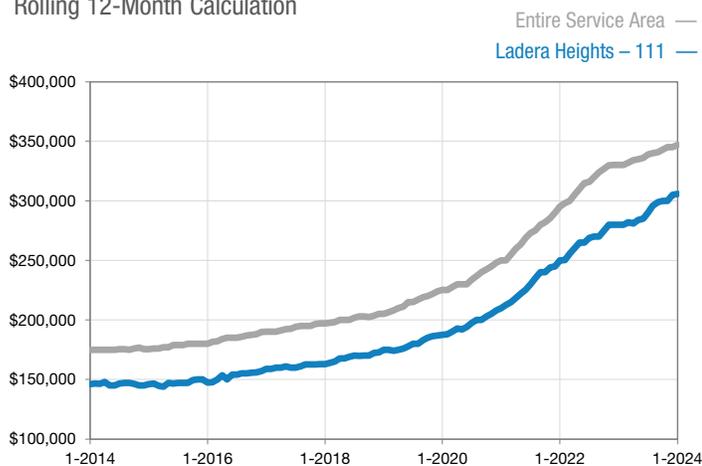
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	6	4	- 33.3%	6	4	- 33.3%
Pending Sales	11	3	- 72.7%	11	3	- 72.7%
Closed Sales	9	3	- 66.7%	9	3	- 66.7%
Days on Market Until Sale	27	14	- 48.1%	27	14	- 48.1%
Median Sales Price*	\$247,450	\$235,000	- 5.0%	\$247,450	\$235,000	- 5.0%
Average Sales Price*	\$245,133	\$238,167	- 2.8%	\$245,133	\$238,167	- 2.8%
Percent of List Price Received*	97.1%	99.9%	+ 2.9%	97.1%	99.9%	+ 2.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.2	0.2	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.

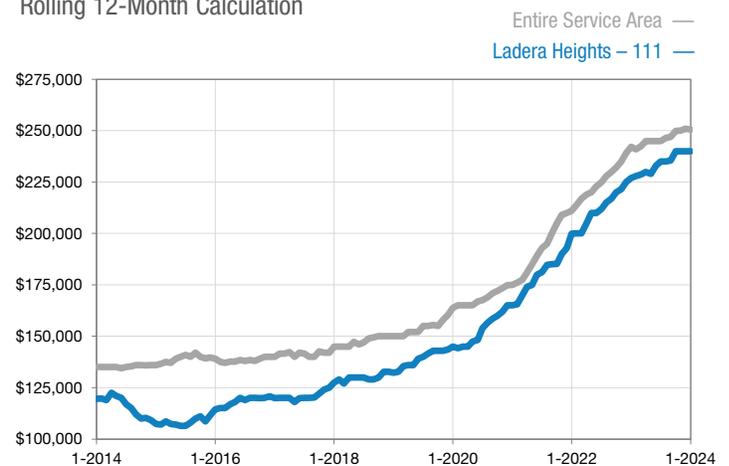
Median Sales Price - Single-Family Detached

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.