

# Local Market Update for April 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	29	51	+ 75.9%	120	138	+ 15.0%
Pending Sales	32	40	+ 25.0%	117	105	- 10.3%
Closed Sales	22	21	- 4.5%	99	77	- 22.2%
Days on Market Until Sale	15	11	- 26.7%	25	28	+ 12.0%
Median Sales Price*	\$285,950	\$316,000	+ 10.5%	\$297,450	\$315,000	+ 5.9%
Average Sales Price*	\$298,961	\$325,929	+ 9.0%	\$303,291	\$323,509	+ 6.7%
Percent of List Price Received*	100.1%	100.8%	+ 0.7%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	23	44	+ 91.3%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--

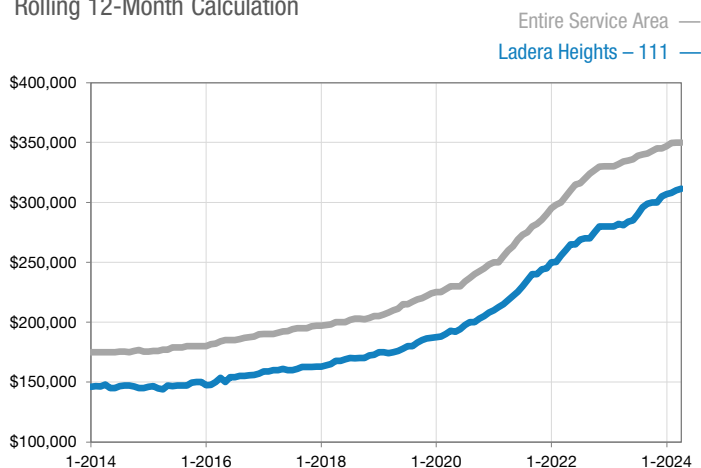
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	7	12	+ 71.4%	30	34	+ 13.3%
Pending Sales	5	10	+ 100.0%	31	27	- 12.9%
Closed Sales	8	7	- 12.5%	35	21	- 40.0%
Days on Market Until Sale	3	4	+ 33.3%	23	6	- 73.9%
Median Sales Price*	\$247,500	\$248,000	+ 0.2%	\$240,000	\$247,250	+ 3.0%
Average Sales Price*	\$271,875	\$239,686	- 11.8%	\$240,400	\$239,002	- 0.6%
Percent of List Price Received*	101.2%	99.2%	- 2.0%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.6	0.6	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.

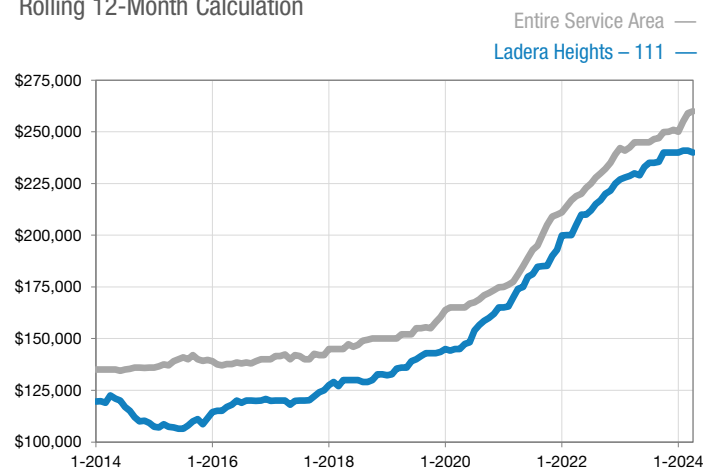
### Median Sales Price - Single-Family Detached

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.