

Local Market Update for December 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	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	14	21	+ 50.0%	384	439	+ 14.3%
Pending Sales	16	27	+ 68.8%	341	350	+ 2.6%
Closed Sales	27	25	- 7.4%	342	341	- 0.3%
Days on Market Until Sale	26	28	+ 7.7%	19	23	+ 21.1%
Median Sales Price*	\$315,000	\$321,250	+ 2.0%	\$305,000	\$315,000	+ 3.3%
Average Sales Price*	\$310,037	\$315,132	+ 1.6%	\$313,522	\$321,067	+ 2.4%
Percent of List Price Received*	99.7%	97.8%	- 1.9%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	28	45	+ 60.7%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--

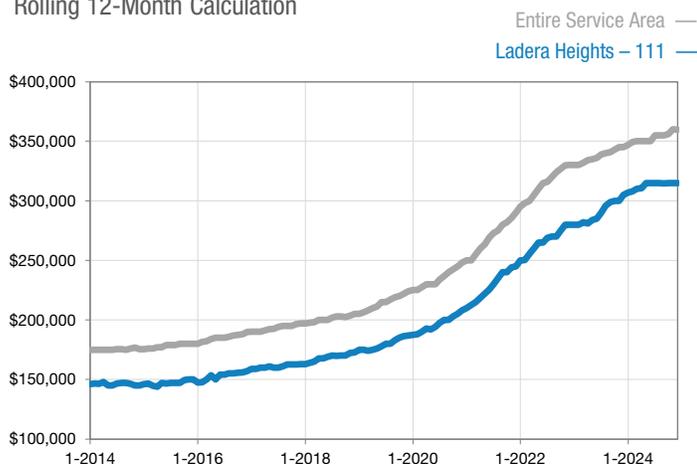
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	3	8	+ 166.7%	83	91	+ 9.6%
Pending Sales	6	7	+ 16.7%	83	72	- 13.3%
Closed Sales	5	3	- 40.0%	89	69	- 22.5%
Days on Market Until Sale	24	5	- 79.2%	14	9	- 35.7%
Median Sales Price*	\$223,500	\$250,911	+ 12.3%	\$240,000	\$250,000	+ 4.2%
Average Sales Price*	\$233,500	\$249,304	+ 6.8%	\$246,409	\$251,972	+ 2.3%
Percent of List Price Received*	97.7%	96.7%	- 1.0%	100.7%	99.9%	- 0.8%
Inventory of Homes for Sale	1	12	+ 1100.0%	--	--	--
Months Supply of Inventory	0.1	2.0	+ 1900.0%	--	--	--

* 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.

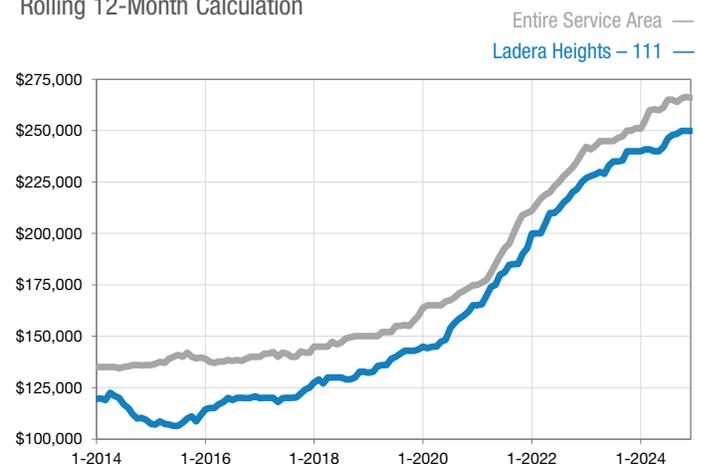
Median Sales Price - Single-Family Detached

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.