



Ladera Heights – 111

East of Paseo del Volcan, South of Unser, West of Rio Grande River, North of Central Ave

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	37	36	- 2.7%	218	257	+ 17.9%
Pending Sales	32	38	+ 18.8%	168	214	+ 27.4%
Closed Sales	33	37	+ 12.1%	154	192	+ 24.7%
Days on Market Until Sale	21	29	+ 38.1%	22	32	+ 45.5%
Median Sales Price*	\$325,000	\$337,500	+ 3.8%	\$316,750	\$320,000	+ 1.0%
Average Sales Price*	\$326,470	\$332,000	+ 1.7%	\$324,267	\$325,928	+ 0.5%
Percent of List Price Received*	98.4%	99.7%	+ 1.3%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	54	55	+ 1.9%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	9	3	- 66.7%	49	46	- 6.1%
Pending Sales	7	7	0.0%	39	49	+ 25.6%
Closed Sales	5	5	0.0%	35	46	+ 31.4%
Days on Market Until Sale	6	13	+ 116.7%	6	29	+ 383.3%
Median Sales Price*	\$271,000	\$270,000	- 0.4%	\$248,000	\$255,000	+ 2.8%
Average Sales Price*	\$270,500	\$269,200	- 0.5%	\$243,901	\$268,849	+ 10.2%
Percent of List Price Received*	100.6%	97.2%	- 3.4%	100.2%	98.9%	- 1.3%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

* 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.

