

# Local Market Update – April 2026

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

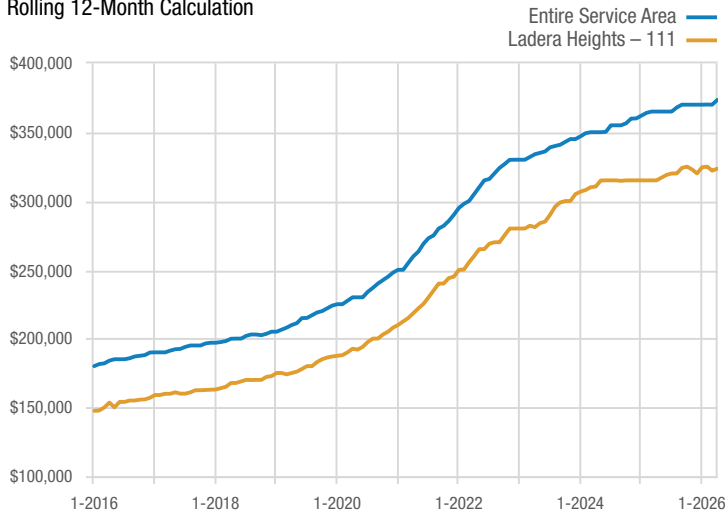
Single-Family Detached		April			Year to Date		
Key Metrics		2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings		41	24	- 41.5%	167	132	- 21.0%
Pending Sales		32	36	+ 12.5%	140	131	- 6.4%
Closed Sales		34	32	- 5.9%	122	119	- 2.5%
Days on Market Until Sale		24	29	+ 20.8%	34	41	+ 20.6%
Median Sales Price*		\$335,000	\$335,000	0.0%	\$312,500	\$320,000	+ 2.4%
Average Sales Price*		\$345,559	\$337,066	- 2.5%	\$324,050	\$340,115	+ 5.0%
Percent of List Price Received*		99.1%	98.7%	- 0.4%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale		46	35	- 23.9%	—	—	—
Months Supply of Inventory		1.4	1.1	- 21.4%	—	—	—

Single-Family Attached		April			Year to Date		
Key Metrics		2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings		7	6	- 14.3%	36	27	- 25.0%
Pending Sales		5	8	+ 60.0%	36	28	- 22.2%
Closed Sales		7	9	+ 28.6%	31	25	- 19.4%
Days on Market Until Sale		8	22	+ 175.0%	39	25	- 35.9%
Median Sales Price*		\$237,000	\$272,500	+ 15.0%	\$255,000	\$267,000	+ 4.7%
Average Sales Price*		\$241,714	\$268,833	+ 11.2%	\$266,356	\$277,680	+ 4.3%
Percent of List Price Received*		98.7%	99.1%	+ 0.4%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale		8	4	- 50.0%	—	—	—
Months Supply of Inventory		1.2	0.7	- 41.7%	—	—	—

\* 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.

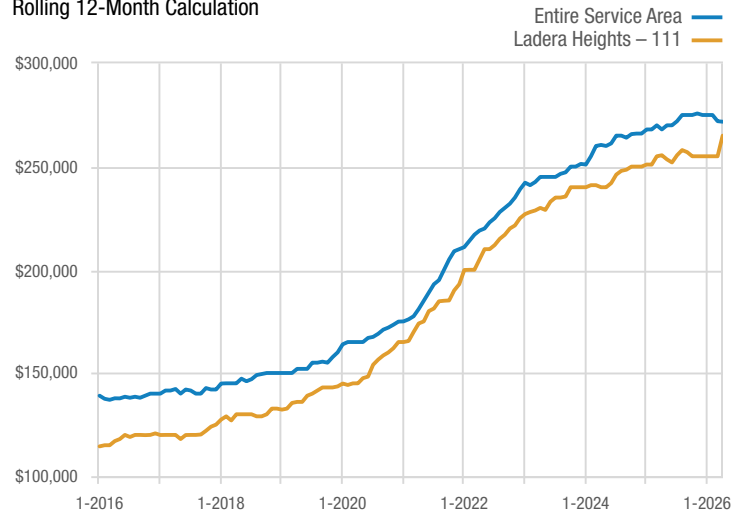
### Median Sales Price - Single-Family Detached

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.

Current as of May 5, 2026. All data from the Southwest Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.