



Ladera Heights – 111

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

Single-Family Detached				Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	53	32	- 39.6%	220	165	- 25.0%
Pending Sales	35	32	- 8.6%	175	160	- 8.6%
Closed Sales	34	30	- 11.8%	156	148	- 5.1%
Days on Market Until Sale	33	60	+ 81.8%	34	45	+ 32.4%
Median Sales Price*	\$325,000	\$342,500	+ 5.4%	\$318,500	\$326,000	+ 2.4%
Average Sales Price*	\$328,235	\$347,584	+ 5.9%	\$324,962	\$341,637	+ 5.1%
Percent of List Price Received*	99.3%	98.1%	- 1.2%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	61	29	- 52.5%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

Single-Family Attached				Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	8	1	- 87.5%	44	28	- 36.4%
Pending Sales	7	2	- 71.4%	43	30	- 30.2%
Closed Sales	10	8	- 20.0%	41	33	- 19.5%
Days on Market Until Sale	9	10	+ 11.1%	31	21	- 32.3%
Median Sales Price*	\$250,000	\$237,750	- 4.9%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$276,400	\$238,720	- 13.6%	\$268,806	\$268,235	- 0.2%
Percent of List Price Received*	99.8%	97.6%	- 2.2%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	1.2	0.5	- 58.3%	—	—	—

* 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.

