

Local Market Update – April 2025

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

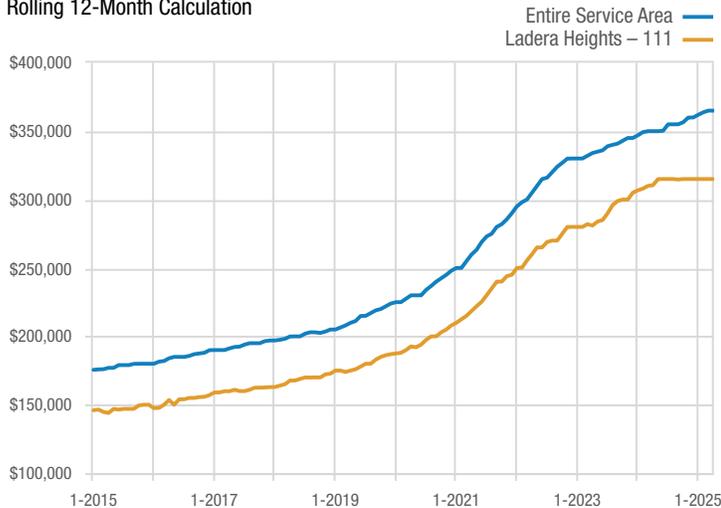
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	53	41	- 22.6%	140	167	+ 19.3%
Pending Sales	35	35	0.0%	100	143	+ 43.0%
Closed Sales	23	33	+ 43.5%	79	121	+ 53.2%
Days on Market Until Sale	10	24	+ 140.0%	27	34	+ 25.9%
Median Sales Price*	\$311,000	\$345,000	+ 10.9%	\$315,000	\$315,000	0.0%
Average Sales Price*	\$322,152	\$350,394	+ 8.8%	\$322,470	\$325,191	+ 0.8%
Percent of List Price Received*	100.9%	99.3%	- 1.6%	100.1%	99.6%	- 0.5%
Inventory of Homes for Sale	52	42	- 19.2%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	12	7	- 41.7%	34	36	+ 5.9%
Pending Sales	9	5	- 44.4%	26	36	+ 38.5%
Closed Sales	8	7	- 12.5%	22	31	+ 40.9%
Days on Market Until Sale	3	8	+ 166.7%	6	39	+ 550.0%
Median Sales Price*	\$241,500	\$237,000	- 1.9%	\$243,625	\$255,000	+ 4.7%
Average Sales Price*	\$235,163	\$241,714	+ 2.8%	\$237,389	\$266,356	+ 12.2%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	99.7%	98.8%	- 0.9%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 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.

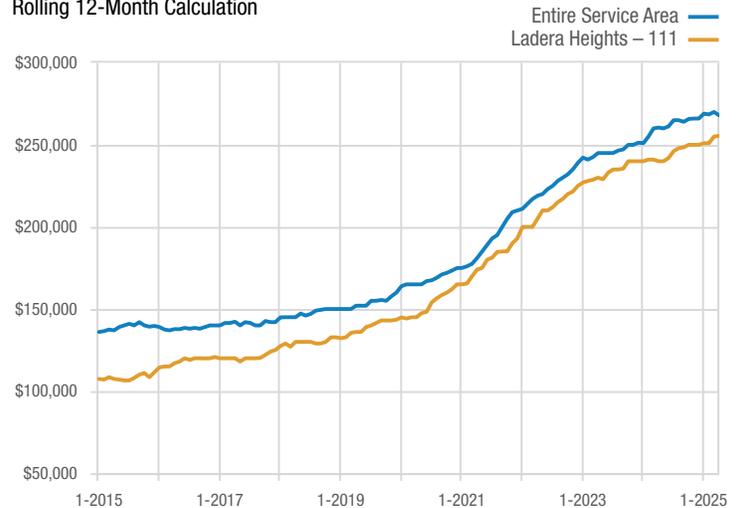
Median Sales Price - Single-Family Detached

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, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.