

Ladera Heights – 111

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

Single-Family Detached		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings		41	53	+ 29.3%	181	220	+ 21.5%
Pending Sales		36	39	+ 8.3%	136	180	+ 32.4%
Closed Sales		42	33	- 21.4%	121	155	+ 28.1%
Days on Market Until Sale		13	31	+ 138.5%	22	33	+ 50.0%
Median Sales Price*		\$317,500	\$325,000	+ 2.4%	\$315,000	\$317,000	+ 0.6%
Average Sales Price*		\$325,916	\$326,061	+ 0.0%	\$323,666	\$324,478	+ 0.3%
Percent of List Price Received*		100.6%	99.3%	- 1.3%	100.3%	99.5%	- 0.8%
Inventory of Homes for Sale		53	54	+ 1.9%	—	—	—
Months Supply of Inventory		1.9	1.7	- 10.5%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings		6	7	+ 16.7%	40	43	+ 7.5%
Pending Sales		6	8	+ 33.3%	32	44	+ 37.5%
Closed Sales		8	10	+ 25.0%	30	41	+ 36.7%
Days on Market Until Sale		8	9	+ 12.5%	6	31	+ 416.7%
Median Sales Price*		\$259,750	\$250,000	- 3.8%	\$247,375	\$250,000	+ 1.1%
Average Sales Price*		\$245,188	\$276,400	+ 12.7%	\$239,468	\$268,806	+ 12.3%
Percent of List Price Received*		101.0%	99.8%	- 1.2%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale		4	7	+ 75.0%	—	—	—
Months Supply of Inventory		0.6	1.0	+ 66.7%	—	—	—

\* 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.

