

Local Market Update for February 2024

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	14	13	- 7.1%	27	29	+ 7.4%
Pending Sales	12	14	+ 16.7%	24	28	+ 16.7%
Closed Sales	10	11	+ 10.0%	24	26	+ 8.3%
Days on Market Until Sale	43	25	- 41.9%	40	27	- 32.5%
Median Sales Price*	\$363,950	\$263,000	- 27.7%	\$321,000	\$271,500	- 15.4%
Average Sales Price*	\$347,140	\$274,588	- 20.9%	\$322,017	\$290,787	- 9.7%
Percent of List Price Received*	99.3%	98.4%	- 0.9%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

* 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.

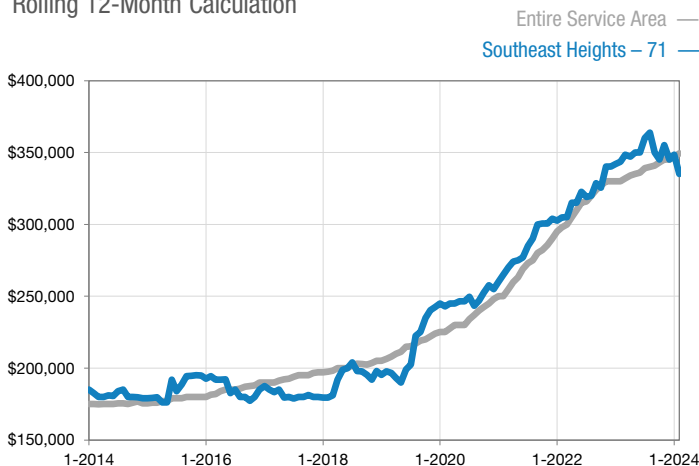
Single-Family Attached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	4	6	+ 50.0%	10	10	0.0%
Pending Sales	7	5	- 28.6%	7	10	+ 42.9%
Closed Sales	2	5	+ 150.0%	7	7	0.0%
Days on Market Until Sale	4	59	+ 1375.0%	12	45	+ 275.0%
Median Sales Price*	\$138,500	\$250,000	+ 80.5%	\$200,000	\$276,550	+ 38.3%
Average Sales Price*	\$138,500	\$219,610	+ 58.6%	\$215,914	\$241,579	+ 11.9%
Percent of List Price Received*	100.8%	97.3%	- 3.5%	101.4%	97.1%	- 4.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 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.

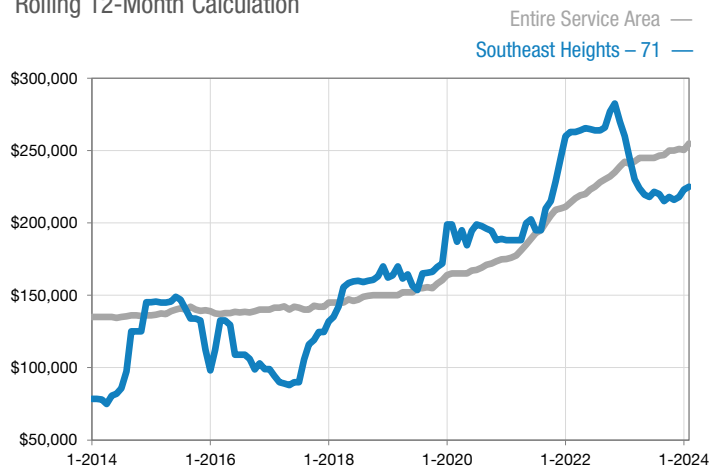
Median Sales Price - Single-Family Detached

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.