

Local Market Update for February 2024

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	54	61	+ 13.0%	95	114	+ 20.0%
Pending Sales	43	53	+ 23.3%	102	114	+ 11.8%
Closed Sales	47	45	- 4.3%	86	93	+ 8.1%
Days on Market Until Sale	36	39	+ 8.3%	33	33	0.0%
Median Sales Price*	\$250,000	\$269,000	+ 7.6%	\$249,000	\$270,000	+ 8.4%
Average Sales Price*	\$259,487	\$274,205	+ 5.7%	\$256,567	\$272,769	+ 6.3%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	99.4%	99.7%	+ 0.3%
Inventory of Homes for Sale	41	53	+ 29.3%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

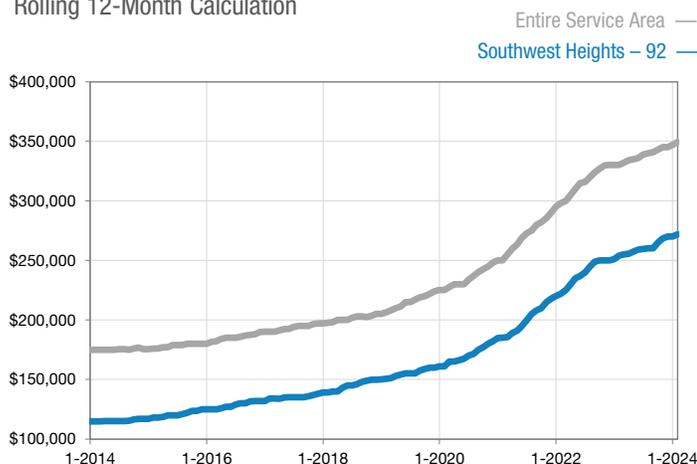
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Days on Market Until Sale	29	14	- 51.7%	29	14	- 51.7%
Median Sales Price*	\$250,000	\$105,000	- 58.0%	\$250,000	\$105,000	- 58.0%
Average Sales Price*	\$241,000	\$105,000	- 56.4%	\$241,000	\$105,000	- 56.4%
Percent of List Price Received*	99.2%	80.8%	- 18.5%	99.2%	80.8%	- 18.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
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.

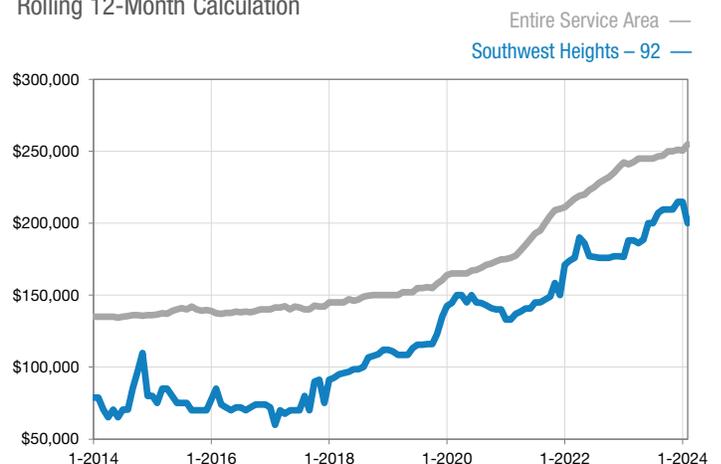
Median Sales Price - Single-Family Detached

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.