

Local Market Update for May 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	44	71	+ 61.4%	244	330	+ 35.2%
Pending Sales	49	63	+ 28.6%	254	289	+ 13.8%
Closed Sales	49	66	+ 34.7%	235	269	+ 14.5%
Days on Market Until Sale	19	28	+ 47.4%	21	29	+ 38.1%
Median Sales Price*	\$271,000	\$288,000	+ 6.3%	\$260,000	\$285,000	+ 9.6%
Average Sales Price*	\$281,531	\$296,704	+ 5.4%	\$269,183	\$288,962	+ 7.3%
Percent of List Price Received*	100.8%	100.4%	- 0.4%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	27	74	+ 174.1%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--

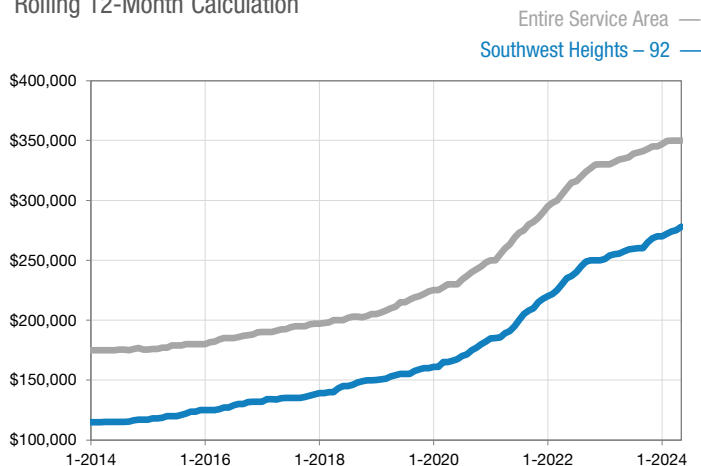
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	2	2	0.0%	4	6	+ 50.0%
Pending Sales	1	2	+ 100.0%	6	6	0.0%
Closed Sales	2	2	0.0%	5	4	- 20.0%
Days on Market Until Sale	15	4	- 73.3%	23	8	- 65.2%
Median Sales Price*	\$187,500	\$228,250	+ 21.7%	\$215,000	\$228,250	+ 6.2%
Average Sales Price*	\$187,500	\$228,250	+ 21.7%	\$219,600	\$199,125	- 9.3%
Percent of List Price Received*	102.2%	102.6%	+ 0.4%	100.4%	96.5%	- 3.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 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.

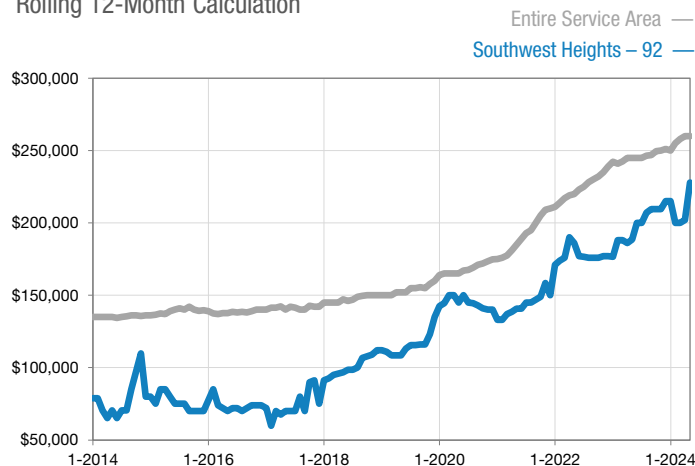
Median Sales Price - Single-Family Detached

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.