

Local Market Update for May 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	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	27	25	- 7.4%	101	90	- 10.9%
Pending Sales	21	22	+ 4.8%	85	79	- 7.1%
Closed Sales	21	16	- 23.8%	77	69	- 10.4%
Days on Market Until Sale	14	9	- 35.7%	22	22	0.0%
Median Sales Price*	\$345,000	\$389,950	+ 13.0%	\$350,000	\$315,000	- 10.0%
Average Sales Price*	\$344,825	\$379,775	+ 10.1%	\$334,411	\$334,340	- 0.0%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	99.1%	98.9%	- 0.2%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

* 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.

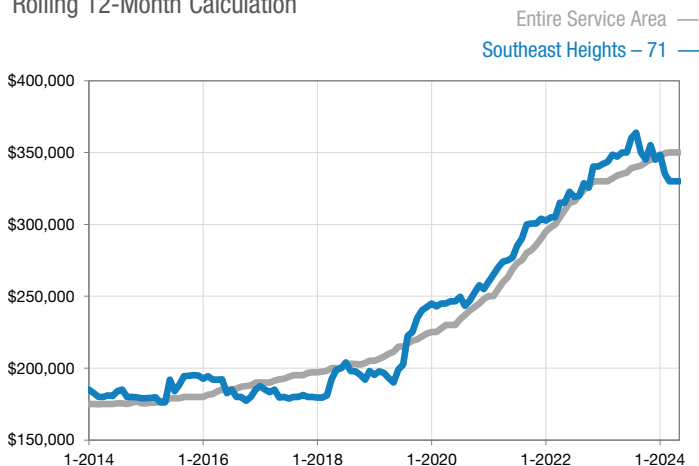
Single-Family Attached

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	5	7	+ 40.0%	22	26	+ 18.2%
Pending Sales	4	9	+ 125.0%	17	25	+ 47.1%
Closed Sales	3	5	+ 66.7%	18	20	+ 11.1%
Days on Market Until Sale	2	25	+ 1150.0%	11	26	+ 136.4%
Median Sales Price*	\$206,000	\$135,000	- 34.5%	\$215,500	\$255,000	+ 18.3%
Average Sales Price*	\$211,333	\$188,480	- 10.8%	\$214,439	\$244,973	+ 14.2%
Percent of List Price Received*	107.3%	97.6%	- 9.0%	100.8%	98.3%	- 2.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* 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.

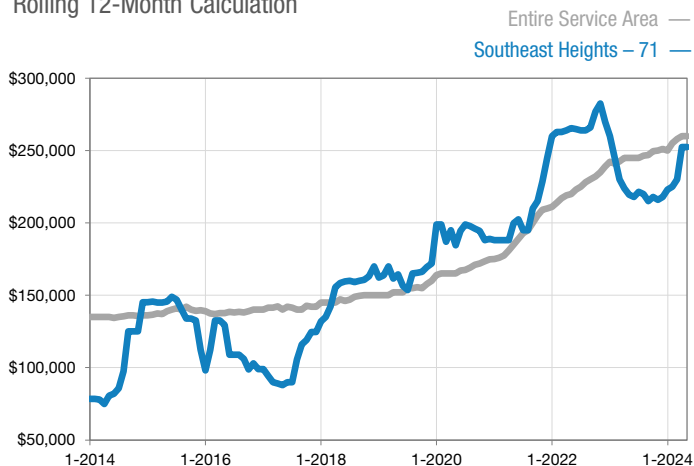
Median Sales Price - Single-Family Detached

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.