

Local Market Update for August 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	85	74	- 12.9%	449	526	+ 17.1%
Pending Sales	66	58	- 12.1%	406	446	+ 9.9%
Closed Sales	42	52	+ 23.8%	373	420	+ 12.6%
Days on Market Until Sale	10	27	+ 170.0%	17	28	+ 64.7%
Median Sales Price*	\$268,839	\$314,500	+ 17.0%	\$265,000	\$290,000	+ 9.4%
Average Sales Price*	\$274,067	\$304,018	+ 10.9%	\$271,036	\$293,455	+ 8.3%
Percent of List Price Received*	100.9%	99.5%	- 1.4%	100.5%	99.8%	- 0.7%
Inventory of Homes for Sale	63	93	+ 47.6%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

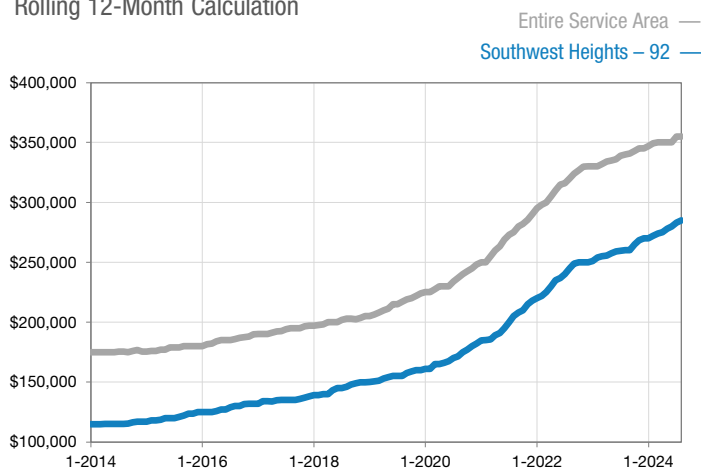
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	2	--	5	11	+ 120.0%
Pending Sales	0	2	--	8	9	+ 12.5%
Closed Sales	1	0	- 100.0%	7	7	0.0%
Days on Market Until Sale	40	--	--	23	5	- 78.3%
Median Sales Price*	\$204,000	--	--	\$204,000	\$225,000	+ 10.3%
Average Sales Price*	\$204,000	--	--	\$213,429	\$198,071	- 7.2%
Percent of List Price Received*	110.3%	--	--	102.3%	97.7%	- 4.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 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.

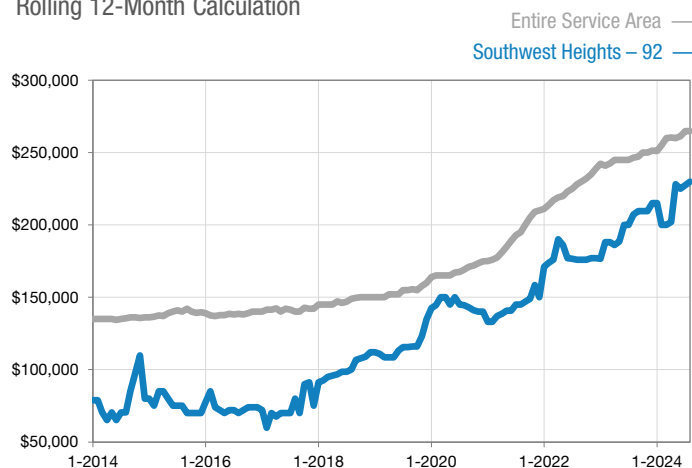
Median Sales Price - Single-Family Detached

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.