

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	28	26	- 7.1%	180	173	- 3.9%
Pending Sales	18	18	0.0%	140	140	0.0%
Closed Sales	20	26	+ 30.0%	135	135	0.0%
Days on Market Until Sale	14	17	+ 21.4%	18	22	+ 22.2%
Median Sales Price*	\$392,500	\$330,000	- 15.9%	\$365,000	\$335,000	- 8.2%
Average Sales Price*	\$378,655	\$329,500	- 13.0%	\$350,005	\$347,170	- 0.8%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

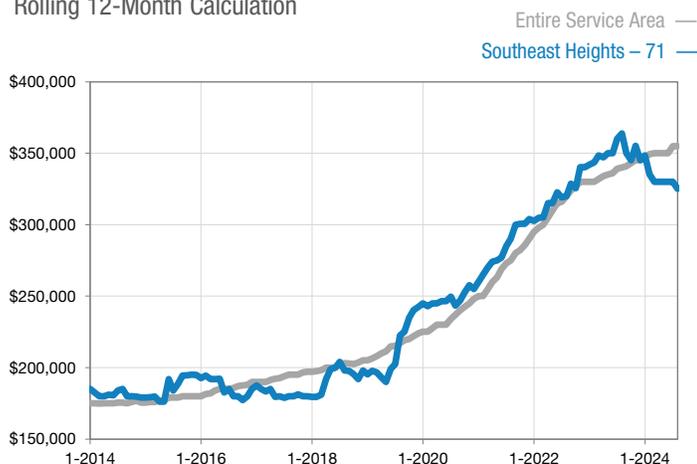
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	6	6	0.0%	40	42	+ 5.0%
Pending Sales	4	5	+ 25.0%	31	39	+ 25.8%
Closed Sales	5	5	0.0%	33	36	+ 9.1%
Days on Market Until Sale	8	10	+ 25.0%	10	17	+ 70.0%
Median Sales Price*	\$211,000	\$205,000	- 2.8%	\$215,000	\$265,000	+ 23.3%
Average Sales Price*	\$191,600	\$234,900	+ 22.6%	\$218,255	\$251,788	+ 15.4%
Percent of List Price Received*	95.5%	100.0%	+ 4.7%	100.5%	98.9%	- 1.6%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

* 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.

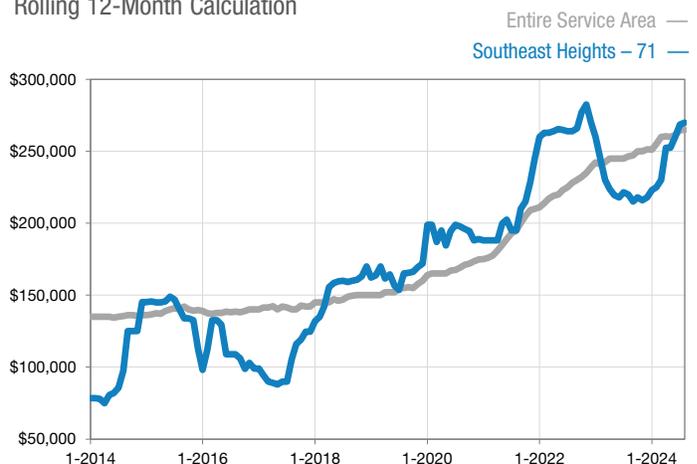
Median Sales Price - Single-Family Detached

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.