

Local Market Update for September 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	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	64	61	- 4.7%	513	586	+ 14.2%
Pending Sales	41	59	+ 43.9%	447	499	+ 11.6%
Closed Sales	53	52	- 1.9%	426	475	+ 11.5%
Days on Market Until Sale	20	21	+ 5.0%	18	27	+ 50.0%
Median Sales Price*	\$282,000	\$290,000	+ 2.8%	\$267,000	\$290,000	+ 8.6%
Average Sales Price*	\$293,176	\$297,556	+ 1.5%	\$273,791	\$294,231	+ 7.5%
Percent of List Price Received*	99.9%	99.9%	0.0%	100.4%	99.8%	- 0.6%
Inventory of Homes for Sale	83	89	+ 7.2%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

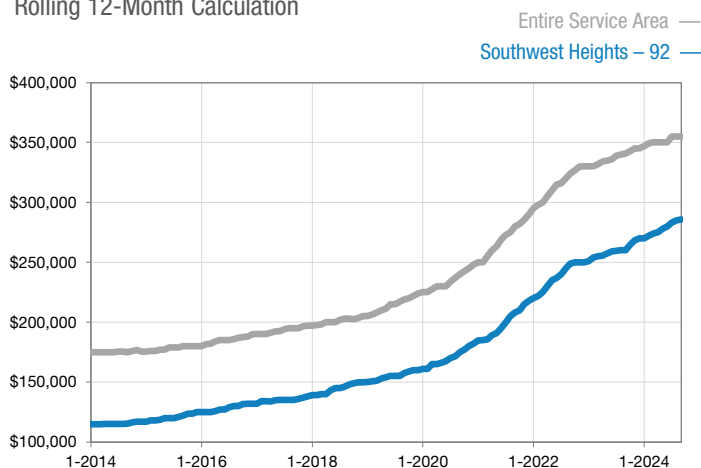
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	0	1	--	5	12	+ 140.0%
Pending Sales	0	1	--	8	10	+ 25.0%
Closed Sales	1	2	+ 100.0%	8	9	+ 12.5%
Days on Market Until Sale	8	12	+ 50.0%	21	6	- 71.4%
Median Sales Price*	\$232,000	\$253,500	+ 9.3%	\$209,500	\$230,000	+ 9.8%
Average Sales Price*	\$232,000	\$253,500	+ 9.3%	\$215,750	\$210,389	- 2.5%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	102.0%	97.9%	- 4.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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.

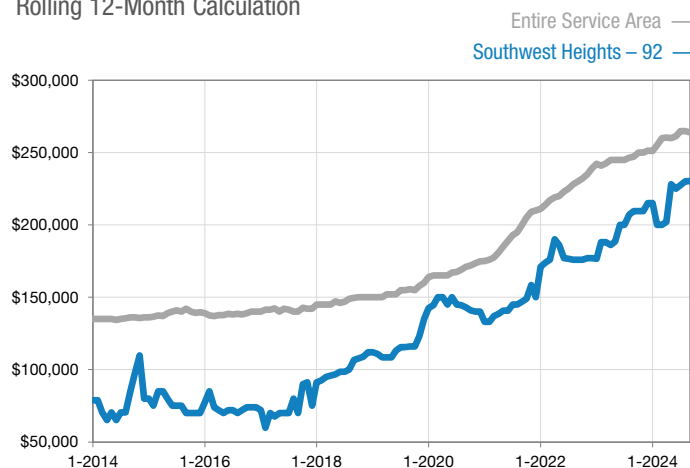
Median Sales Price - Single-Family Detached

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.