

# Local Market Update for September 2023

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	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	71	64	- 9.9%	691	513	- 25.8%
Pending Sales	52	45	- 13.5%	581	455	- 21.7%
Closed Sales	61	53	- 13.1%	572	426	- 25.5%
Days on Market Until Sale	15	20	+ 33.3%	9	18	+ 100.0%
Median Sales Price*	\$255,000	<b>\$282,000</b>	+ 10.6%	\$252,750	<b>\$267,000</b>	+ 5.6%
Average Sales Price*	\$259,294	<b>\$293,176</b>	+ 13.1%	\$256,592	<b>\$273,791</b>	+ 6.7%
Percent of List Price Received*	100.2%	<b>99.9%</b>	- 0.3%	102.0%	<b>100.4%</b>	- 1.6%
Inventory of Homes for Sale	80	74	- 7.5%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

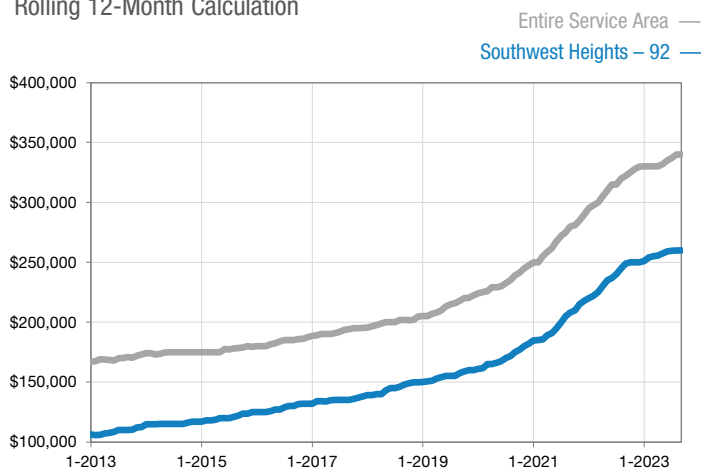
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	0.0%	11	5	- 54.5%
Pending Sales	0	0	0.0%	13	8	- 38.5%
Closed Sales	1	1	0.0%	13	8	- 38.5%
Days on Market Until Sale	2	8	+ 300.0%	6	21	+ 250.0%
Median Sales Price*	\$210,000	<b>\$232,000</b>	+ 10.5%	\$177,000	<b>\$209,500</b>	+ 18.4%
Average Sales Price*	\$210,000	<b>\$232,000</b>	+ 10.5%	\$186,692	<b>\$215,750</b>	+ 15.6%
Percent of List Price Received*	105.5%	<b>100.0%</b>	- 5.2%	104.0%	<b>102.0%</b>	- 1.9%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

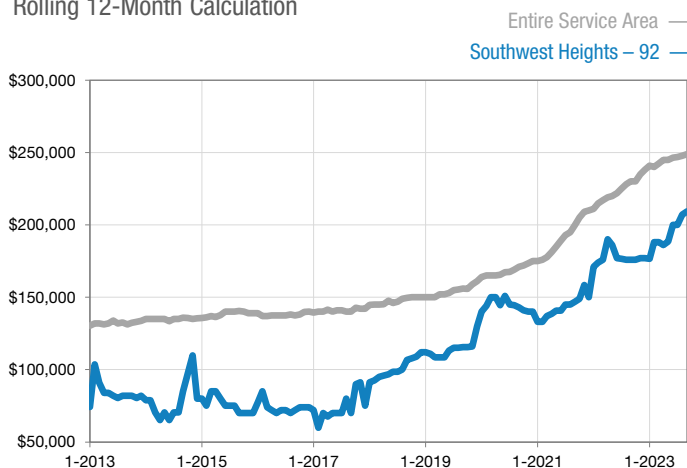
### Median Sales Price - Single-Family Detached

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.