

# Local Market Update for November 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	48	50	+ 4.2%	804	613	- 23.8%
Pending Sales	38	53	+ 39.5%	669	549	- 17.9%
Closed Sales	47	43	- 8.5%	684	525	- 23.2%
Days on Market Until Sale	17	31	+ 82.4%	10	19	+ 90.0%
Median Sales Price*	\$259,000	<b>\$283,000</b>	+ 9.3%	\$252,000	<b>\$270,000</b>	+ 7.1%
Average Sales Price*	\$256,451	<b>\$294,275</b>	+ 14.7%	\$256,892	<b>\$276,101</b>	+ 7.5%
Percent of List Price Received*	99.3%	<b>99.0%</b>	- 0.3%	101.7%	<b>100.4%</b>	- 1.3%
Inventory of Homes for Sale	73	68	- 6.8%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

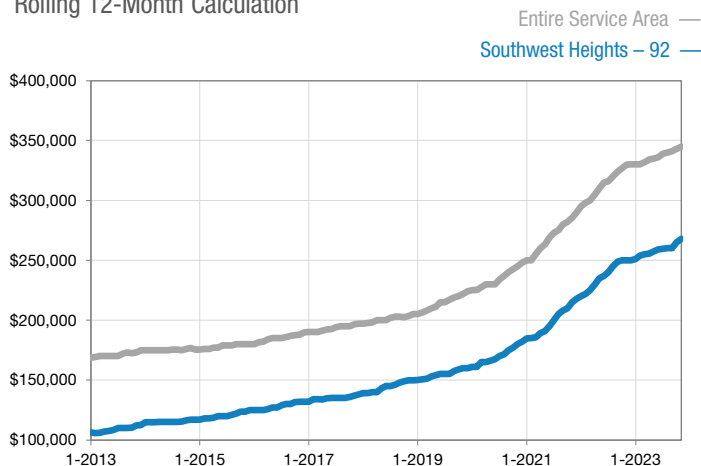
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	0	1	--	12	6	- 50.0%
Pending Sales	0	1	--	13	9	- 30.8%
Closed Sales	0	0	0.0%	13	8	- 38.5%
Days on Market Until Sale	--	--	--	6	21	+ 250.0%
Median Sales Price*	--	--	--	\$177,000	<b>\$209,500</b>	+ 18.4%
Average Sales Price*	--	--	--	\$186,692	<b>\$215,750</b>	+ 15.6%
Percent of List Price Received*	--	--	--	104.0%	<b>102.0%</b>	- 1.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

\* 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.

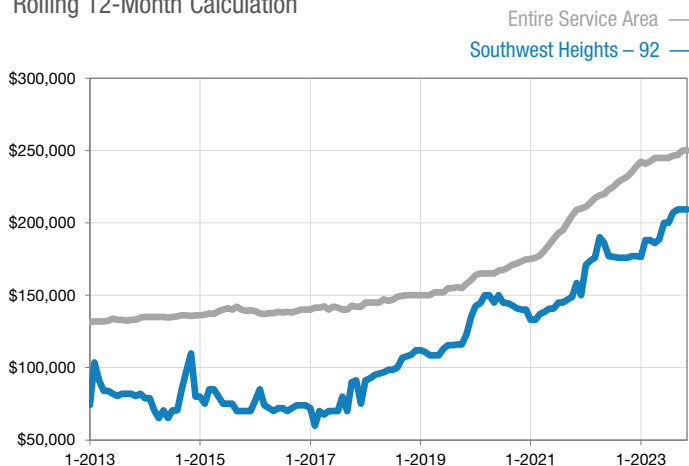
### Median Sales Price - Single-Family Detached

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.