

Local Market Update for January 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

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	13	16	+ 23.1%	13	16	+ 23.1%
Pending Sales	12	15	+ 25.0%	12	15	+ 25.0%
Closed Sales	14	15	+ 7.1%	14	15	+ 7.1%
Days on Market Until Sale	38	28	- 26.3%	38	28	- 26.3%
Median Sales Price*	\$274,000	\$280,000	+ 2.2%	\$274,000	\$280,000	+ 2.2%
Average Sales Price*	\$304,071	\$302,666	- 0.5%	\$304,071	\$302,666	- 0.5%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

* 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.

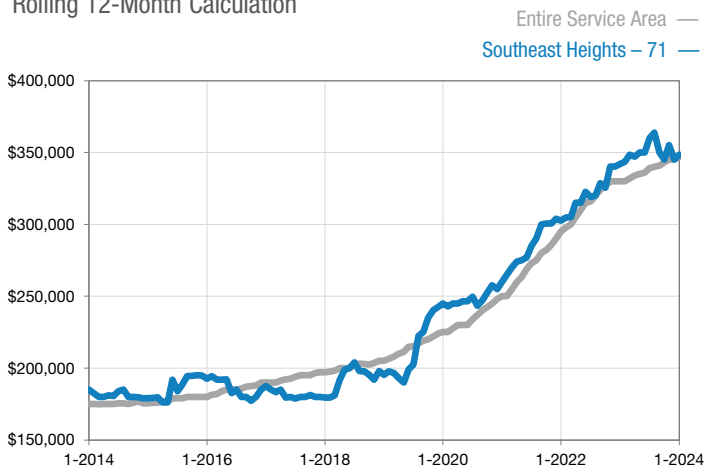
Single-Family Attached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	6	4	- 33.3%	6	4	- 33.3%
Pending Sales	0	5	--	0	5	--
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Days on Market Until Sale	15	10	- 33.3%	15	10	- 33.3%
Median Sales Price*	\$215,000	\$296,500	+ 37.9%	\$215,000	\$296,500	+ 37.9%
Average Sales Price*	\$246,880	\$296,500	+ 20.1%	\$246,880	\$296,500	+ 20.1%
Percent of List Price Received*	101.7%	96.4%	- 5.2%	101.7%	96.4%	- 5.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

* 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.

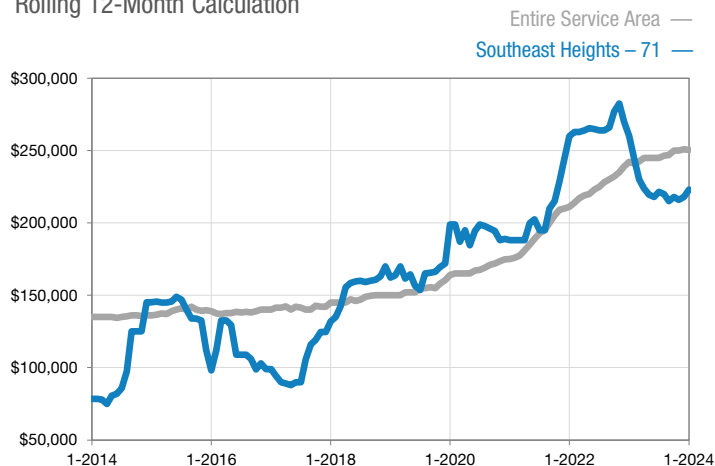
Median Sales Price - Single-Family Detached

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.