

Local Market Update for March 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	52	70	+ 34.6%	147	184	+ 25.2%
Pending Sales	54	62	+ 14.8%	156	170	+ 9.0%
Closed Sales	56	48	- 14.3%	142	142	0.0%
Days on Market Until Sale	12	36	+ 200.0%	25	34	+ 36.0%
Median Sales Price*	\$271,000	\$289,500	+ 6.8%	\$258,500	\$275,500	+ 6.6%
Average Sales Price*	\$278,077	\$300,099	+ 7.9%	\$265,050	\$282,013	+ 6.4%
Percent of List Price Received*	100.3%	100.1%	- 0.2%	99.7%	99.8%	+ 0.1%
Inventory of Homes for Sale	35	55	+ 57.1%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

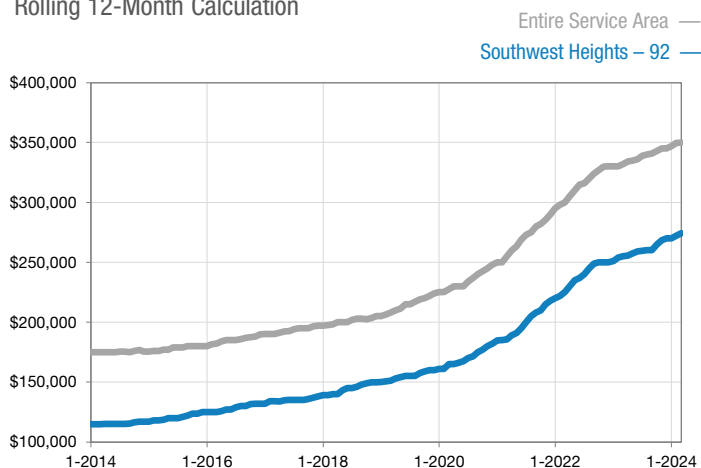
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	5	1	- 80.0%
Closed Sales	0	0	0.0%	3	1	- 66.7%
Days on Market Until Sale	--	--	--	29	14	- 51.7%
Median Sales Price*	--	--	--	\$250,000	\$105,000	- 58.0%
Average Sales Price*	--	--	--	\$241,000	\$105,000	- 56.4%
Percent of List Price Received*	--	--	--	99.2%	80.8%	- 18.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--

* 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.

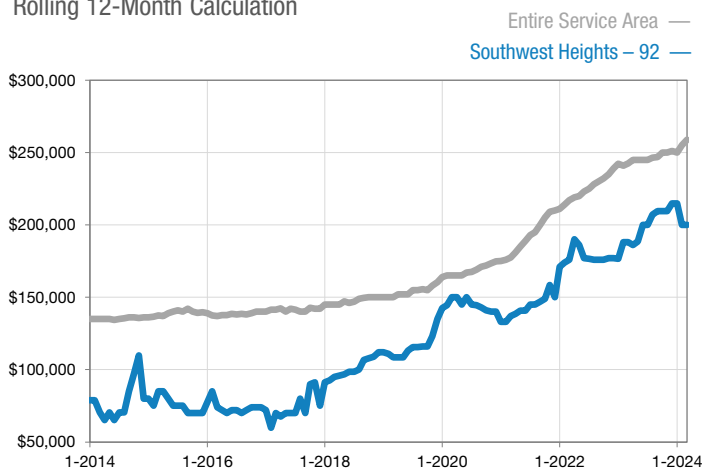
Median Sales Price - Single-Family Detached

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.