

Local Market Update for March 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	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	27	16	- 40.7%	54	45	- 16.7%
Pending Sales	20	11	- 45.0%	44	38	- 13.6%
Closed Sales	13	16	+ 23.1%	37	42	+ 13.5%
Days on Market Until Sale	25	21	- 16.0%	35	25	- 28.6%
Median Sales Price*	\$409,000	\$340,000	- 16.9%	\$355,000	\$300,000	- 15.5%
Average Sales Price*	\$349,538	\$370,663	+ 6.0%	\$331,686	\$321,216	- 3.2%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

* 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.

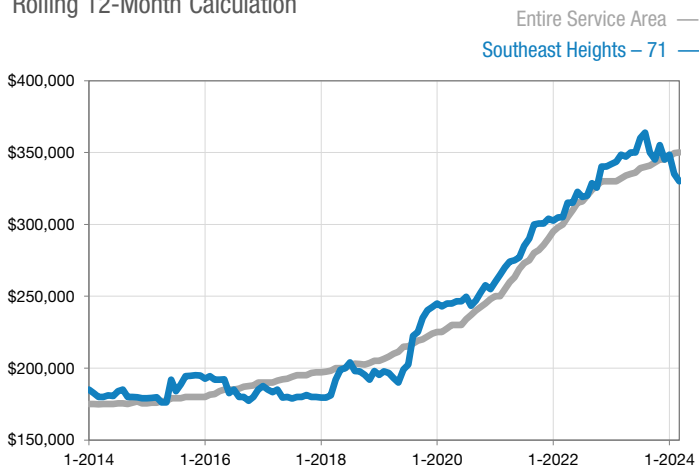
Single-Family Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	1	5	+ 400.0%	11	15	+ 36.4%
Pending Sales	2	3	+ 50.0%	9	13	+ 44.4%
Closed Sales	6	5	- 16.7%	13	12	- 7.7%
Days on Market Until Sale	13	10	- 23.1%	12	30	+ 150.0%
Median Sales Price*	\$225,000	\$255,000	+ 13.3%	\$216,000	\$265,775	+ 23.0%
Average Sales Price*	\$235,083	\$270,200	+ 14.9%	\$224,762	\$253,504	+ 12.8%
Percent of List Price Received*	98.2%	99.0%	+ 0.8%	99.9%	97.9%	- 2.0%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--

* 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.

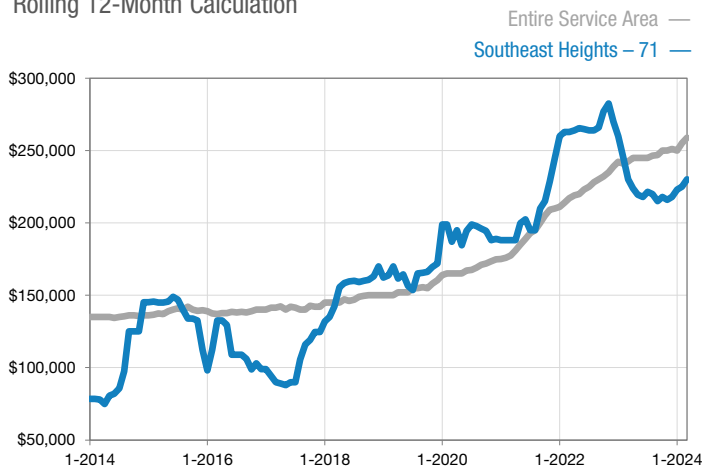
Median Sales Price - Single-Family Detached

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.