

Local Market Update for April 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	20	20	0.0%	74	65	- 12.2%
Pending Sales	20	22	+ 10.0%	64	59	- 7.8%
Closed Sales	19	9	- 52.6%	56	52	- 7.1%
Days on Market Until Sale	8	30	+ 275.0%	26	25	- 3.8%
Median Sales Price*	\$350,000	\$315,000	- 10.0%	\$352,500	\$300,000	- 14.9%
Average Sales Price*	\$328,205	\$316,333	- 3.6%	\$330,505	\$320,155	- 3.1%
Percent of List Price Received*	99.5%	96.1%	- 3.4%	98.9%	98.0%	- 0.9%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

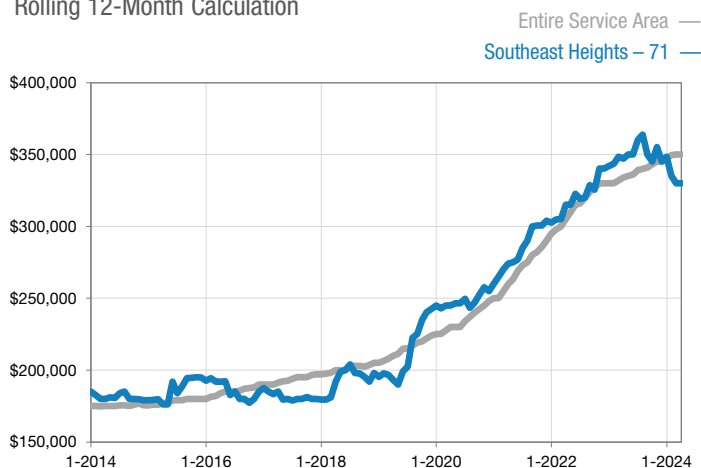
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	6	4	- 33.3%	17	19	+ 11.8%
Pending Sales	4	3	- 25.0%	13	16	+ 23.1%
Closed Sales	2	3	+ 50.0%	15	15	0.0%
Days on Market Until Sale	16	11	- 31.3%	13	26	+ 100.0%
Median Sales Price*	\$152,000	\$280,000	+ 84.2%	\$216,000	\$276,550	+ 28.0%
Average Sales Price*	\$152,000	\$305,000	+ 100.7%	\$215,060	\$263,803	+ 22.7%
Percent of List Price Received*	96.2%	101.2%	+ 5.2%	99.4%	98.5%	- 0.9%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

* 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.

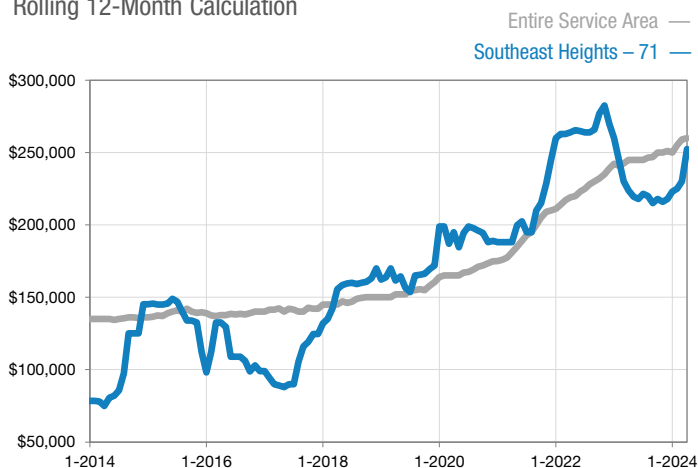
Median Sales Price - Single-Family Detached

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.