

Local Market Update for April 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	53	75	+ 41.5%	200	259	+ 29.5%
Pending Sales	49	64	+ 30.6%	205	232	+ 13.2%
Closed Sales	44	59	+ 34.1%	186	202	+ 8.6%
Days on Market Until Sale	12	19	+ 58.3%	22	29	+ 31.8%
Median Sales Price*	\$260,000	\$295,000	+ 13.5%	\$260,000	\$280,250	+ 7.8%
Average Sales Price*	\$268,771	\$297,923	+ 10.8%	\$265,930	\$286,600	+ 7.8%
Percent of List Price Received*	100.8%	99.5%	- 1.3%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	35	65	+ 85.7%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--

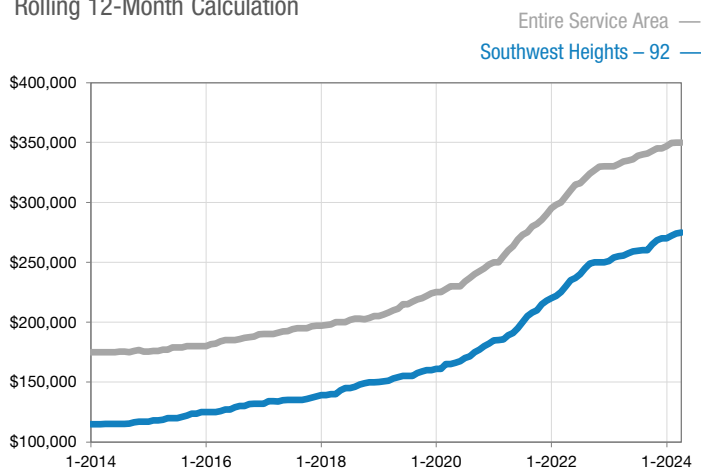
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	0	2	--	2	4	+ 100.0%
Pending Sales	0	3	--	5	4	- 20.0%
Closed Sales	0	1	--	3	2	- 33.3%
Days on Market Until Sale	--	9	--	29	12	- 58.6%
Median Sales Price*	--	\$235,000	--	\$250,000	\$170,000	- 32.0%
Average Sales Price*	--	\$235,000	--	\$241,000	\$170,000	- 29.5%
Percent of List Price Received*	--	100.0%	--	99.2%	90.4%	- 8.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

* 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.

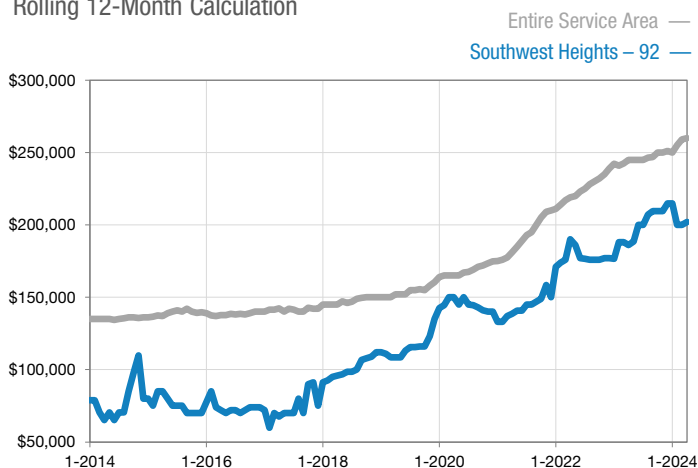
Median Sales Price - Single-Family Detached

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.