

Local Market Update for December 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	13	7	- 46.2%	239	240	+ 0.4%
Pending Sales	15	15	0.0%	196	203	+ 3.6%
Closed Sales	14	17	+ 21.4%	195	197	+ 1.0%
Days on Market Until Sale	30	49	+ 63.3%	20	25	+ 25.0%
Median Sales Price*	\$261,000	\$304,000	+ 16.5%	\$345,000	\$340,000	- 1.4%
Average Sales Price*	\$288,004	\$348,840	+ 21.1%	\$339,461	\$350,240	+ 3.2%
Percent of List Price Received*	98.9%	97.7%	- 1.2%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--

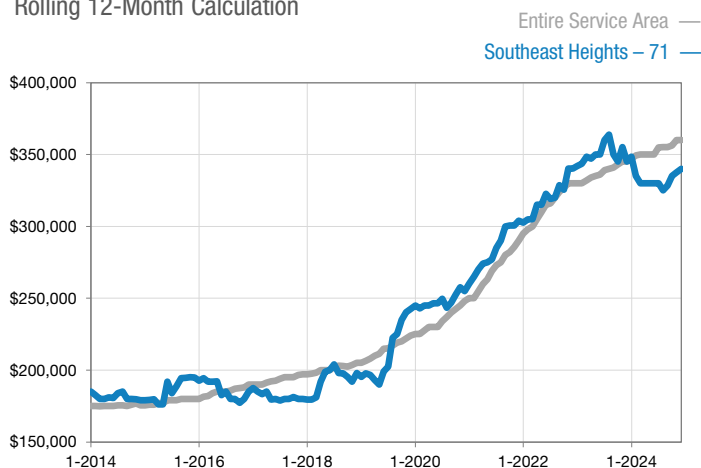
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	3	5	+ 66.7%	60	58	- 3.3%
Pending Sales	2	0	- 100.0%	50	44	- 12.0%
Closed Sales	5	3	- 40.0%	54	45	- 16.7%
Days on Market Until Sale	67	37	- 44.8%	17	19	+ 11.8%
Median Sales Price*	\$306,700	\$285,000	- 7.1%	\$218,000	\$255,000	+ 17.0%
Average Sales Price*	\$765,740	\$290,000	- 62.1%	\$274,557	\$247,583	- 9.8%
Percent of List Price Received*	97.8%	99.4%	+ 1.6%	99.8%	98.7%	- 1.1%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--

* 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.

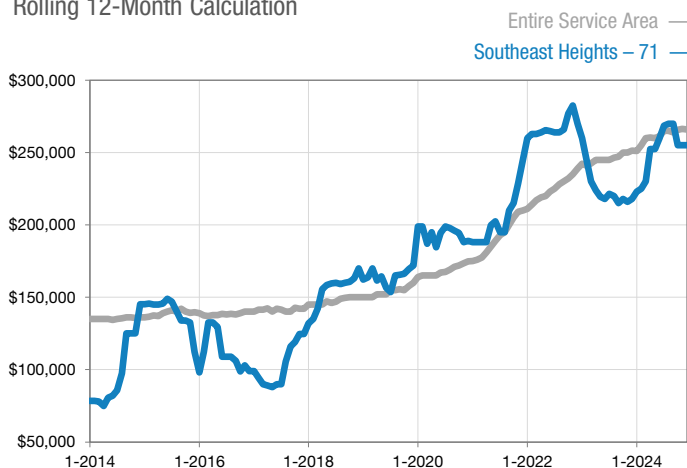
Median Sales Price - Single-Family Detached

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.