

Local Market Update for December 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	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	42	32	- 23.8%	655	716	+ 9.3%
Pending Sales	47	41	- 12.8%	588	619	+ 5.3%
Closed Sales	54	40	- 25.9%	582	616	+ 5.8%
Days on Market Until Sale	32	34	+ 6.3%	20	28	+ 40.0%
Median Sales Price*	\$271,250	\$301,250	+ 11.1%	\$270,000	\$295,000	+ 9.3%
Average Sales Price*	\$279,048	\$309,108	+ 10.8%	\$276,532	\$297,794	+ 7.7%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	100.3%	99.7%	- 0.6%
Inventory of Homes for Sale	66	68	+ 3.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

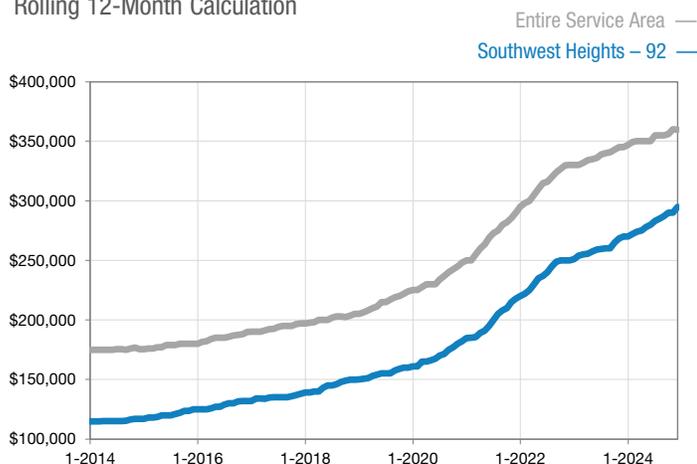
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	7	17	+ 142.9%
Pending Sales	0	2	--	9	14	+ 55.6%
Closed Sales	1	2	+ 100.0%	9	12	+ 33.3%
Days on Market Until Sale	5	4	- 20.0%	19	6	- 68.4%
Median Sales Price*	\$231,000	\$230,500	- 0.2%	\$215,000	\$227,500	+ 5.8%
Average Sales Price*	\$231,000	\$230,500	- 0.2%	\$217,444	\$212,875	- 2.1%
Percent of List Price Received*	100.4%	102.5%	+ 2.1%	101.8%	98.9%	- 2.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 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.

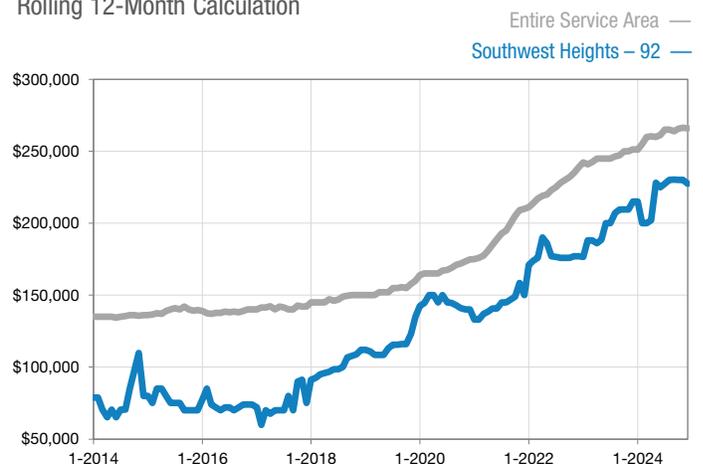
Median Sales Price - Single-Family Detached

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.