

Local Market Update for June 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	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	26	36	+ 38.5%	127	126	- 0.8%
Pending Sales	17	24	+ 41.2%	102	100	- 2.0%
Closed Sales	22	15	- 31.8%	99	84	- 15.2%
Days on Market Until Sale	11	31	+ 181.8%	20	24	+ 20.0%
Median Sales Price*	\$392,500	\$398,000	+ 1.4%	\$359,900	\$326,000	- 9.4%
Average Sales Price*	\$369,205	\$368,900	- 0.1%	\$342,143	\$340,511	- 0.5%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	24	32	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

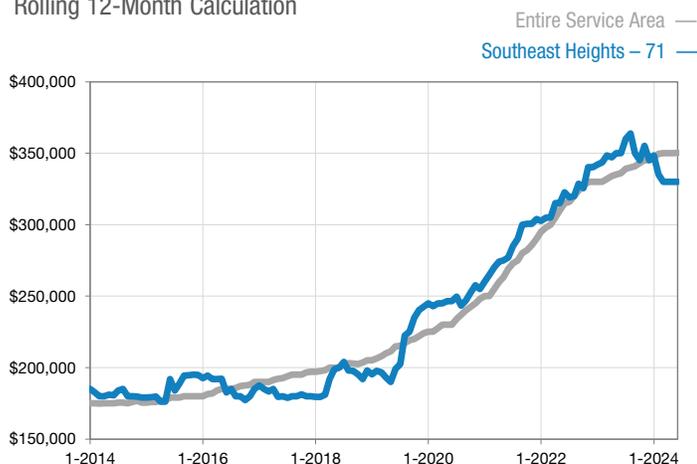
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	5	7	+ 40.0%	27	33	+ 22.2%
Pending Sales	5	7	+ 40.0%	22	31	+ 40.9%
Closed Sales	6	4	- 33.3%	24	24	0.0%
Days on Market Until Sale	10	4	- 60.0%	11	22	+ 100.0%
Median Sales Price*	\$210,000	\$280,000	+ 33.3%	\$215,500	\$265,775	+ 23.3%
Average Sales Price*	\$239,583	\$292,475	+ 22.1%	\$220,725	\$252,890	+ 14.6%
Percent of List Price Received*	102.1%	100.9%	- 1.2%	101.1%	98.7%	- 2.4%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

* 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.

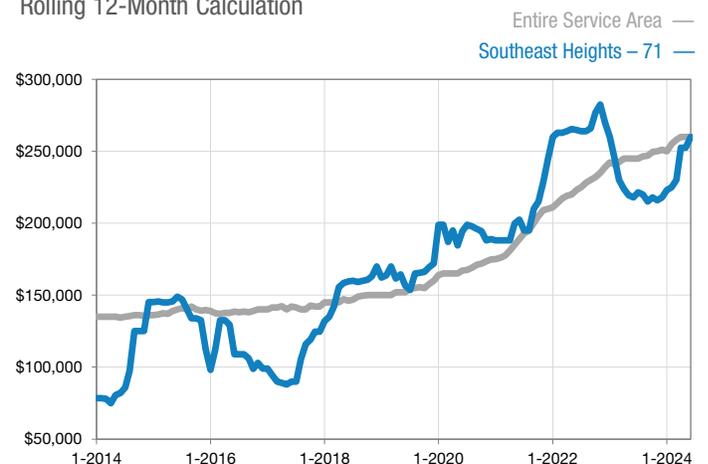
Median Sales Price - Single-Family Detached

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.