

Local Market Update for October 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	19	18	- 5.3%	211	214	+ 1.4%
Pending Sales	16	17	+ 6.3%	170	170	0.0%
Closed Sales	16	17	+ 6.3%	169	165	- 2.4%
Days on Market Until Sale	11	20	+ 81.8%	18	21	+ 16.7%
Median Sales Price*	\$307,450	\$399,900	+ 30.1%	\$350,000	\$340,000	- 2.9%
Average Sales Price*	\$304,200	\$346,888	+ 14.0%	\$342,716	\$347,916	+ 1.5%
Percent of List Price Received*	98.7%	98.1%	- 0.6%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	23	32	+ 39.1%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

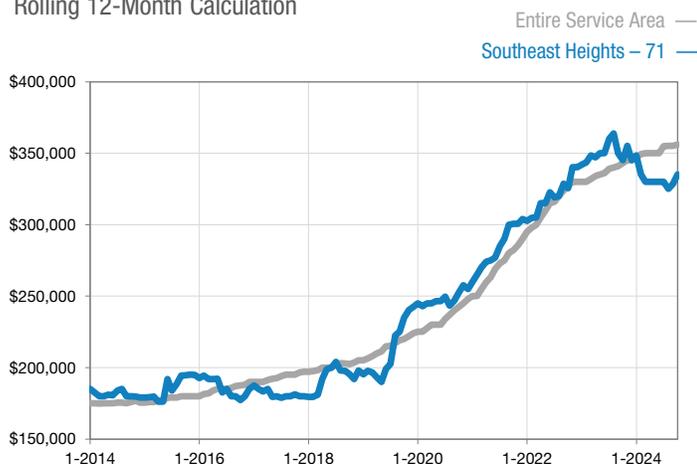
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	4	4	0.0%	53	52	- 1.9%
Pending Sales	4	4	0.0%	43	42	- 2.3%
Closed Sales	9	1	- 88.9%	45	40	- 11.1%
Days on Market Until Sale	19	67	+ 252.6%	12	17	+ 41.7%
Median Sales Price*	\$270,000	\$226,000	- 16.3%	\$216,000	\$255,000	+ 18.1%
Average Sales Price*	\$251,833	\$226,000	- 10.3%	\$225,242	\$249,281	+ 10.7%
Percent of List Price Received*	99.1%	100.5%	+ 1.4%	100.2%	99.0%	- 1.2%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

* 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.

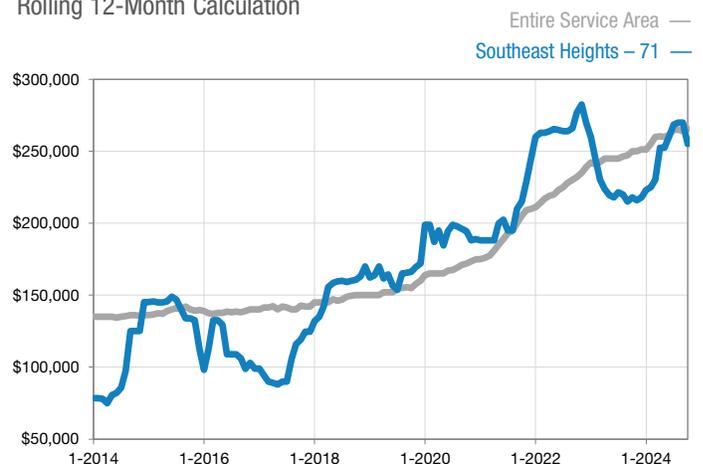
Median Sales Price - Single-Family Detached

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.