

Local Market Update for October 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	50	44	- 12.0%	563	629	+ 11.7%
Pending Sales	46	45	- 2.2%	493	537	+ 8.9%
Closed Sales	56	52	- 7.1%	482	527	+ 9.3%
Days on Market Until Sale	20	28	+ 40.0%	18	27	+ 50.0%
Median Sales Price*	\$272,500	\$306,500	+ 12.5%	\$269,000	\$292,000	+ 8.6%
Average Sales Price*	\$279,718	\$311,705	+ 11.4%	\$274,479	\$296,129	+ 7.9%
Percent of List Price Received*	101.1%	99.0%	- 2.1%	100.5%	99.7%	- 0.8%
Inventory of Homes for Sale	81	87	+ 7.4%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

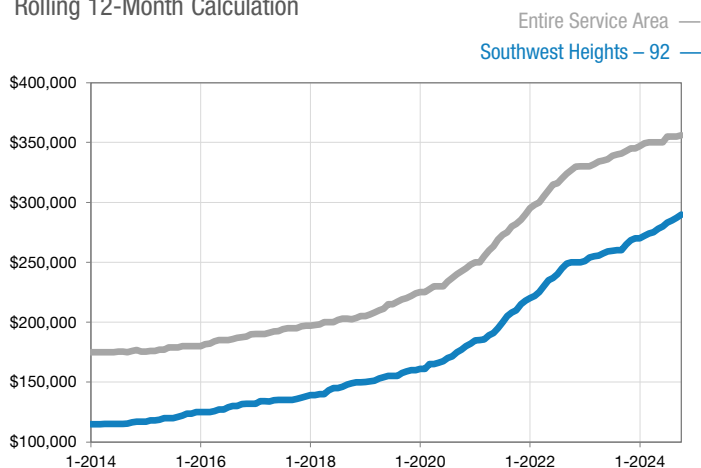
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	3	--	5	15	+ 200.0%
Pending Sales	0	0	0.0%	8	10	+ 25.0%
Closed Sales	0	1	--	8	10	+ 25.0%
Days on Market Until Sale	--	1	--	21	6	- 71.4%
Median Sales Price*	--	\$200,000	--	\$209,500	\$227,500	+ 8.6%
Average Sales Price*	--	\$200,000	--	\$215,750	\$209,350	- 3.0%
Percent of List Price Received*	--	100.0%	--	102.0%	98.1%	- 3.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	1.9	+ 137.5%	--	--	--

* 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.

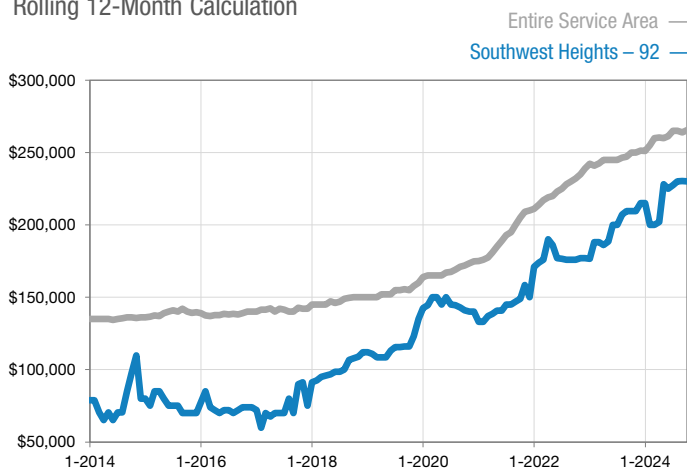
Median Sales Price - Single-Family Detached

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.