

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 |
| 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% | -- | -- | -- |

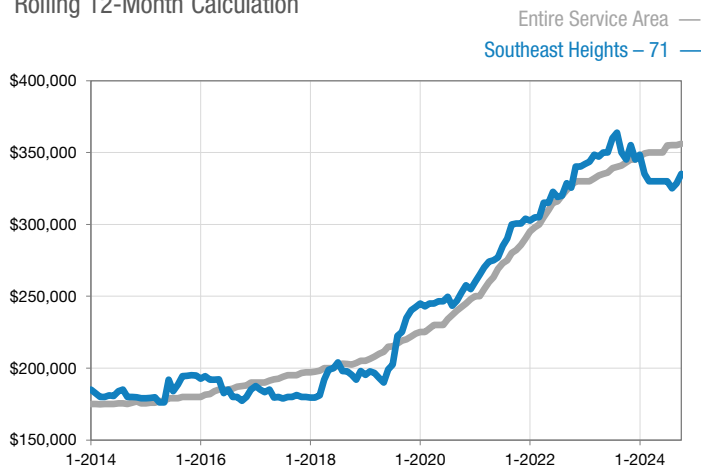
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| 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.

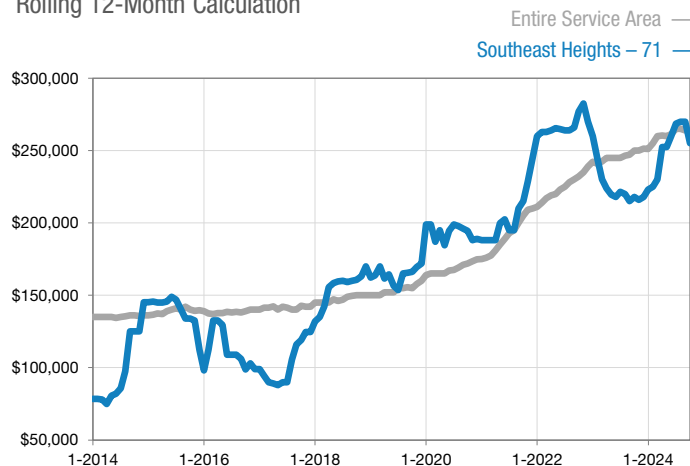
Median Sales Price - Single-Family Detached

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.