

Local Market Update for July 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	25	21	- 16.0%	152	147	- 3.3%
Pending Sales	20	26	+ 30.0%	122	124	+ 1.6%
Closed Sales	16	25	+ 56.3%	115	109	- 5.2%
Days on Market Until Sale	12	20	+ 66.7%	19	23	+ 21.1%
Median Sales Price*	\$360,000	\$395,000	+ 9.7%	\$359,900	\$340,000	- 5.5%
Average Sales Price*	\$362,838	\$388,300	+ 7.0%	\$345,022	\$351,472	+ 1.9%
Percent of List Price Received*	99.7%	98.2%	- 1.5%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	27	23	- 14.8%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

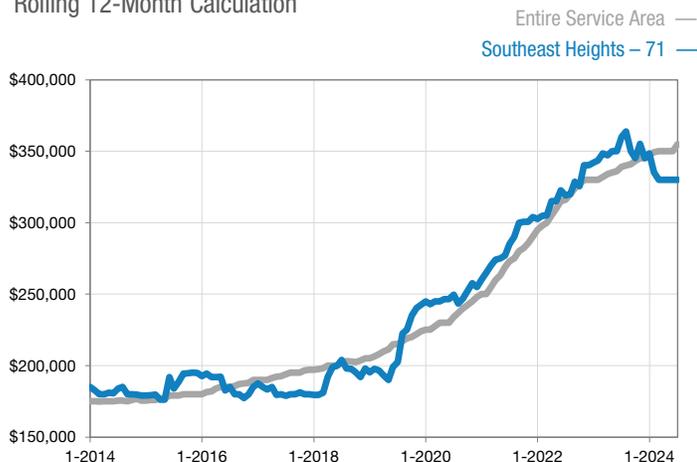
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	7	3	- 57.1%	34	36	+ 5.9%
Pending Sales	5	4	- 20.0%	27	34	+ 25.9%
Closed Sales	4	7	+ 75.0%	28	31	+ 10.7%
Days on Market Until Sale	7	4	- 42.9%	10	18	+ 80.0%
Median Sales Price*	\$206,000	\$279,000	+ 35.4%	\$215,000	\$276,550	+ 28.6%
Average Sales Price*	\$236,750	\$260,071	+ 9.9%	\$223,014	\$254,511	+ 14.1%
Percent of List Price Received*	103.3%	98.7%	- 4.5%	101.4%	98.7%	- 2.7%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

* 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.

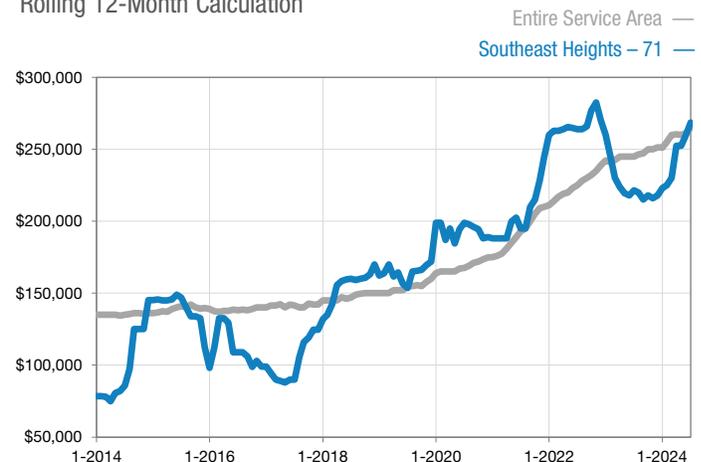
Median Sales Price - Single-Family Detached

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.