

Local Market Update for July 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	51	61	+ 19.6%	364	450	+ 23.6%
Pending Sales	43	58	+ 34.9%	340	391	+ 15.0%
Closed Sales	43	53	+ 23.3%	331	367	+ 10.9%
Days on Market Until Sale	9	23	+ 155.6%	18	27	+ 50.0%
Median Sales Price*	\$270,000	\$299,000	+ 10.7%	\$265,000	\$287,250	+ 8.4%
Average Sales Price*	\$270,515	\$300,160	+ 11.0%	\$270,652	\$291,775	+ 7.8%
Percent of List Price Received*	101.5%	100.0%	- 1.5%	100.4%	99.8%	- 0.6%
Inventory of Homes for Sale	51	78	+ 52.9%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--

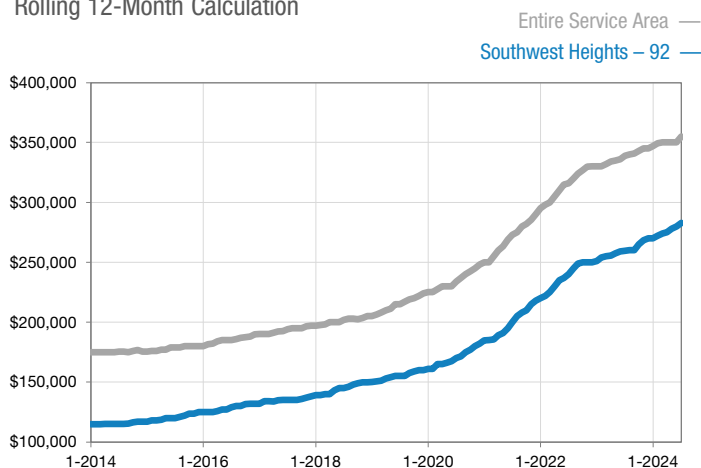
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	1	2	+ 100.0%	5	9	+ 80.0%
Pending Sales	1	1	0.0%	8	8	0.0%
Closed Sales	1	0	- 100.0%	6	7	+ 16.7%
Days on Market Until Sale	6	--	--	20	5	- 75.0%
Median Sales Price*	\$192,000	--	--	\$207,500	\$225,000	+ 8.4%
Average Sales Price*	\$192,000	--	--	\$215,000	\$198,071	- 7.9%
Percent of List Price Received*	103.8%	--	--	100.9%	97.7%	- 3.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 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.

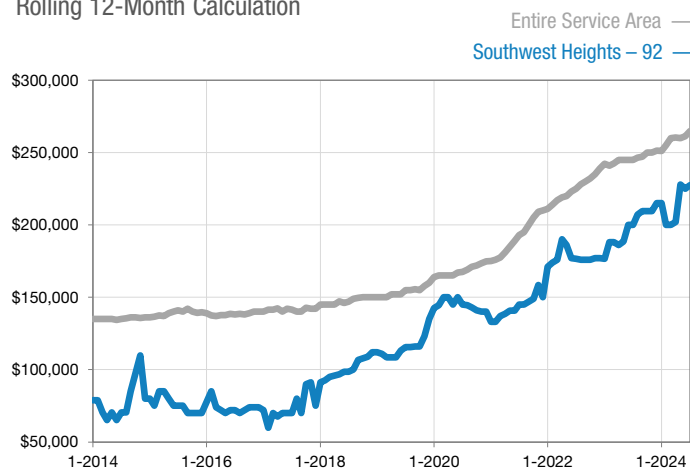
Median Sales Price - Single-Family Detached

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.