

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

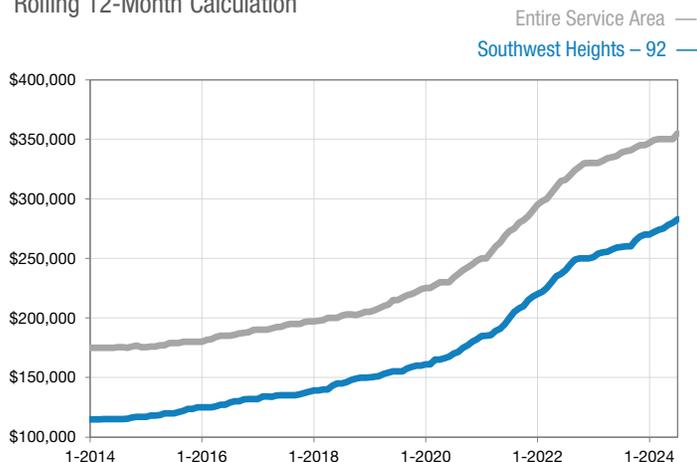
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	1	<b>2</b>	+ 100.0%	5	<b>9</b>	+ 80.0%
Pending Sales	1	<b>1</b>	0.0%	8	<b>8</b>	0.0%
Closed Sales	1	<b>0</b>	- 100.0%	6	<b>7</b>	+ 16.7%
Days on Market Until Sale	6	--	--	20	<b>5</b>	- 75.0%
Median Sales Price*	\$192,000	--	--	\$207,500	<b>\$225,000</b>	+ 8.4%
Average Sales Price*	\$192,000	--	--	\$215,000	<b>\$198,071</b>	- 7.9%
Percent of List Price Received*	103.8%	--	--	100.9%	<b>97.7%</b>	- 3.2%
Inventory of Homes for Sale	1	<b>1</b>	0.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.7</b>	- 12.5%	--	--	--

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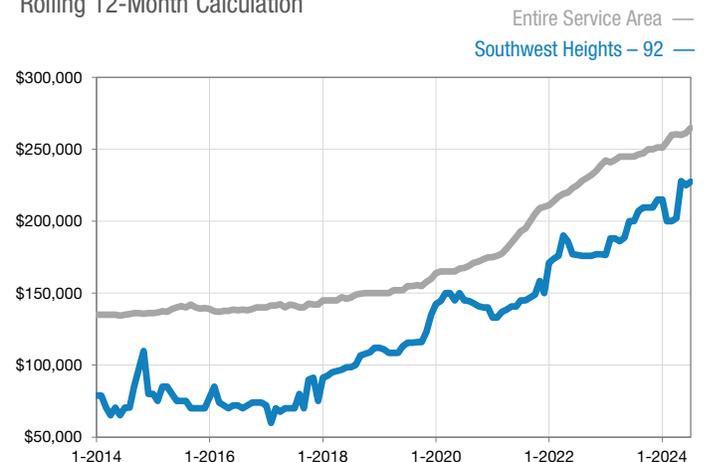
### Median Sales Price - Single-Family Detached

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.