

Local Market Update for November 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

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	50	55	+ 10.0%	613	684	+ 11.6%
Pending Sales	48	54	+ 12.5%	541	585	+ 8.1%
Closed Sales	46	47	+ 2.2%	528	575	+ 8.9%
Days on Market Until Sale	30	30	0.0%	19	27	+ 42.1%
Median Sales Price*	\$285,000	\$305,000	+ 7.0%	\$270,000	\$292,000	+ 8.1%
Average Sales Price*	\$295,083	\$306,425	+ 3.8%	\$276,274	\$296,916	+ 7.5%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	100.4%	99.7%	- 0.7%
Inventory of Homes for Sale	77	85	+ 10.4%	--	--	--
Months Supply of Inventory	1.6	1.6	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.

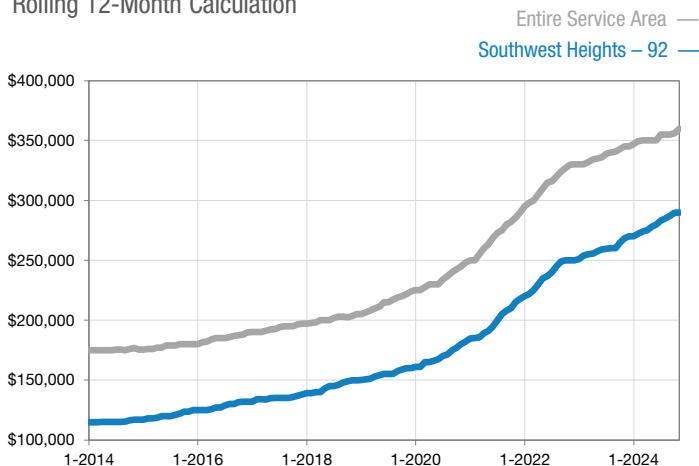
Single-Family Attached

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	1	2	+ 100.0%	6	17	+ 183.3%
Pending Sales	1	2	+ 100.0%	9	12	+ 33.3%
Closed Sales	0	0	0.0%	8	10	+ 25.0%
Days on Market Until Sale	--	--	--	21	6	- 71.4%
Median Sales Price*	--	--	--	\$209,500	\$227,500	+ 8.6%
Average Sales Price*	--	--	--	\$215,750	\$209,350	- 3.0%
Percent of List Price Received*	--	--	--	102.0%	98.1%	- 3.8%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	1.8	--	--	--	--

* 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.

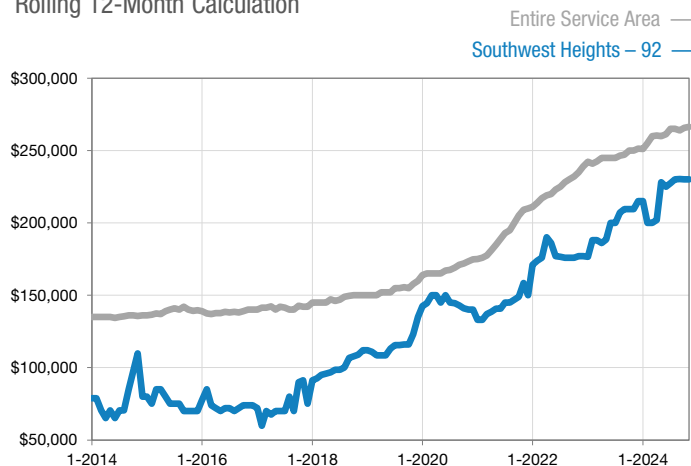
Median Sales Price - Single-Family Detached

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.