

# Local Market Update for February 2023

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



## Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
New Listings	66	<b>38</b>	- 42.4%	132	<b>81</b>	- 38.6%
Pending Sales	69	<b>49</b>	- 29.0%	125	<b>102</b>	- 18.4%
Closed Sales	52	<b>44</b>	- 15.4%	106	<b>91</b>	- 14.2%
Days on Market Until Sale	12	<b>28</b>	+ 133.3%	12	<b>27</b>	+ 125.0%
Median Sales Price*	\$253,875	<b>\$290,000</b>	+ 14.2%	\$259,950	<b>\$285,000</b>	+ 9.6%
Average Sales Price*	\$270,543	<b>\$287,199</b>	+ 6.2%	\$271,740	<b>\$281,912</b>	+ 3.7%
Percent of List Price Received*	102.8%	<b>98.6%</b>	- 4.1%	101.8%	<b>98.3%</b>	- 3.4%
Inventory of Homes for Sale	28	<b>27</b>	- 3.6%	--	--	--
Months Supply of Inventory	0.4	<b>0.4</b>	0.0%	--	--	--

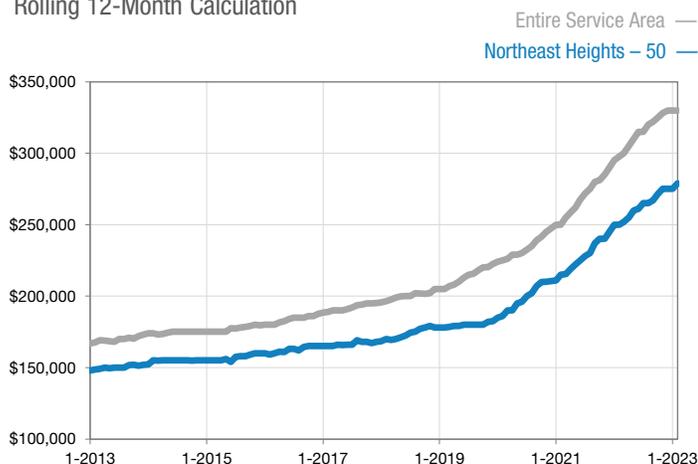
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
New Listings	7	<b>5</b>	- 28.6%	13	<b>11</b>	- 15.4%
Pending Sales	7	<b>8</b>	+ 14.3%	13	<b>15</b>	+ 15.4%
Closed Sales	4	<b>5</b>	+ 25.0%	11	<b>12</b>	+ 9.1%
Days on Market Until Sale	4	<b>29</b>	+ 625.0%	8	<b>29</b>	+ 262.5%
Median Sales Price*	\$287,000	<b>\$222,990</b>	- 22.3%	\$222,000	<b>\$238,500</b>	+ 7.4%
Average Sales Price*	\$305,375	<b>\$227,978</b>	- 25.3%	\$229,364	<b>\$237,491</b>	+ 3.5%
Percent of List Price Received*	104.4%	<b>97.5%</b>	- 6.6%	101.7%	<b>98.7%</b>	- 2.9%
Inventory of Homes for Sale	1	<b>1</b>	0.0%	--	--	--
Months Supply of Inventory	0.1	<b>0.1</b>	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.

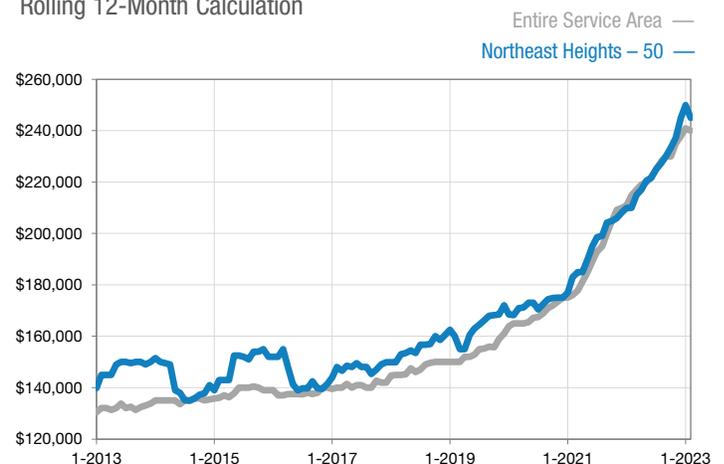
### Median Sales Price - Single-Family Detached

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.