

Local Market Update for February 2023

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

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	23	14	- 39.1%	38	27	- 28.9%
Pending Sales	13	14	+ 7.7%	30	26	- 13.3%
Closed Sales	7	10	+ 42.9%	24	24	0.0%
Days on Market Until Sale	23	43	+ 87.0%	13	40	+ 207.7%
Median Sales Price*	\$410,000	\$363,950	- 11.2%	\$299,000	\$321,000	+ 7.4%
Average Sales Price*	\$397,143	\$347,140	- 12.6%	\$313,870	\$322,017	+ 2.6%
Percent of List Price Received*	98.3%	99.3%	+ 1.0%	99.5%	98.6%	- 0.9%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* 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.

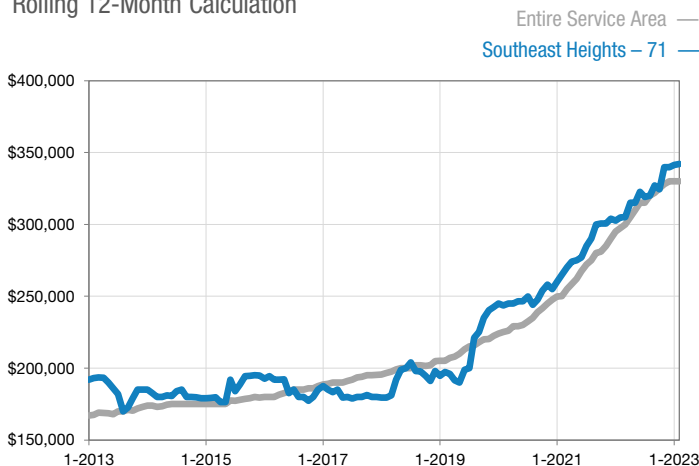
Single-Family Attached

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	4	4	0.0%	4	10	+ 150.0%
Pending Sales	7	9	+ 28.6%	11	9	- 18.2%
Closed Sales	4	2	- 50.0%	11	7	- 36.4%
Days on Market Until Sale	63	4	- 93.7%	39	12	- 69.2%
Median Sales Price*	\$321,950	\$138,500	- 57.0%	\$294,900	\$200,000	- 32.2%
Average Sales Price*	\$319,175	\$138,500	- 56.6%	\$284,255	\$215,914	- 24.0%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	100.1%	101.4%	+ 1.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

* 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.

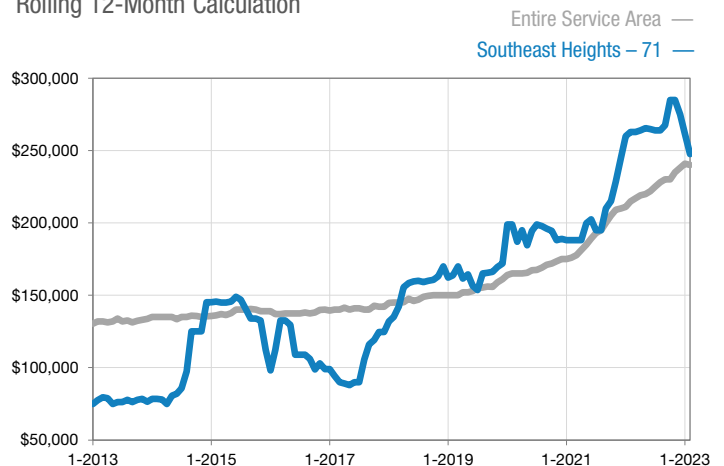
Median Sales Price - Single-Family Detached

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.