

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

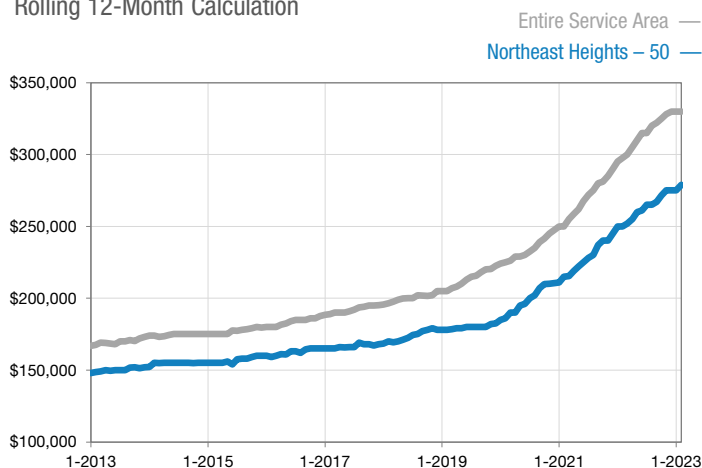
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

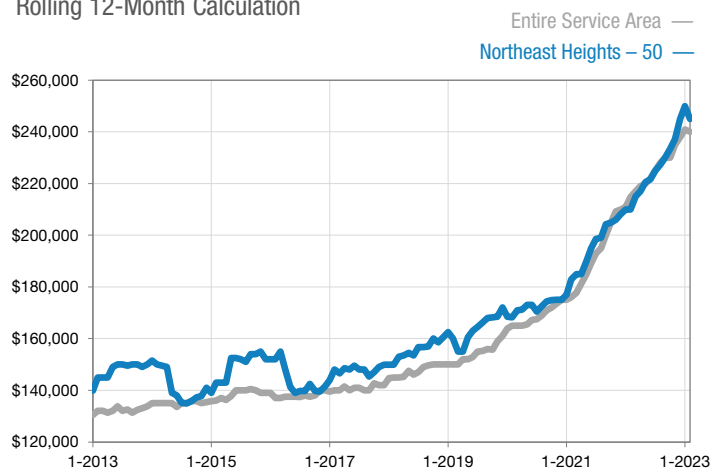
Median Sales Price - Single-Family Detached

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.