

Local Market Update for March 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	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	77	53	- 31.2%	209	134	- 35.9%
Pending Sales	72	49	- 31.9%	197	150	- 23.9%
Closed Sales	79	53	- 32.9%	185	145	- 21.6%
Days on Market Until Sale	8	25	+ 212.5%	10	26	+ 160.0%
Median Sales Price*	\$266,000	\$275,000	+ 3.4%	\$265,000	\$275,000	+ 3.8%
Average Sales Price*	\$284,958	\$282,827	- 0.7%	\$277,385	\$282,199	+ 1.7%
Percent of List Price Received*	103.5%	99.5%	- 3.9%	102.5%	98.7%	- 3.7%
Inventory of Homes for Sale	29	26	- 10.3%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--

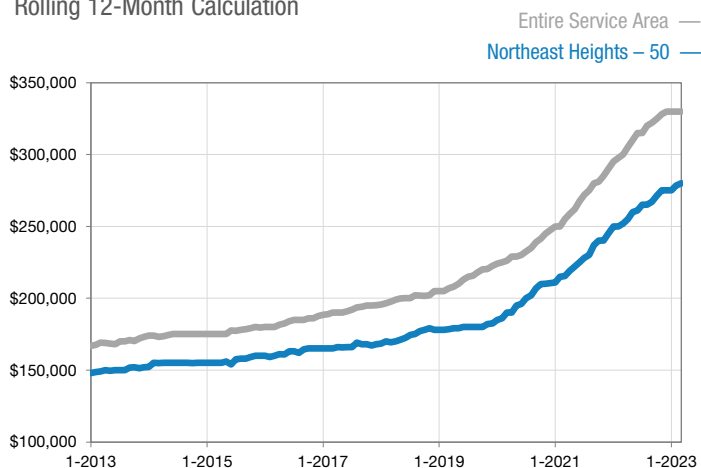
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	9	15	+ 66.7%	22	26	+ 18.2%
Pending Sales	7	11	+ 57.1%	20	24	+ 20.0%
Closed Sales	8	9	+ 12.5%	19	21	+ 10.5%
Days on Market Until Sale	3	7	+ 133.3%	6	19	+ 216.7%
Median Sales Price*	\$261,500	\$245,000	- 6.3%	\$237,500	\$245,000	+ 3.2%
Average Sales Price*	\$240,400	\$215,000	- 10.6%	\$234,011	\$227,852	- 2.6%
Percent of List Price Received*	105.8%	99.5%	- 6.0%	103.4%	99.0%	- 4.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--

* 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.

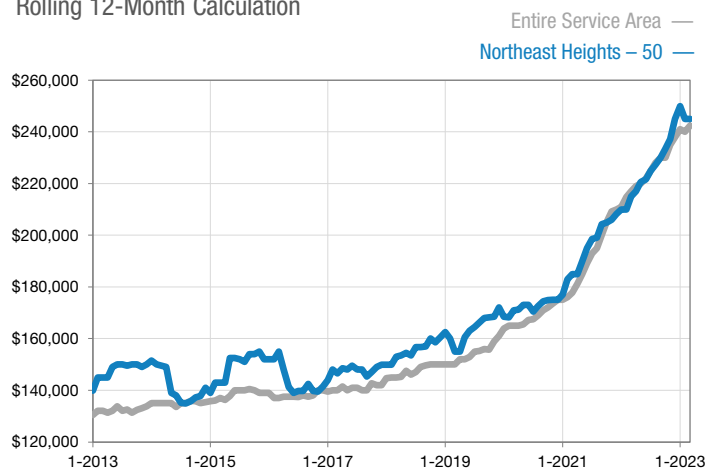
Median Sales Price - Single-Family Detached

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.