

Local Market Update for March 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	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	24	25	+ 4.2%	62	52	- 16.1%
Pending Sales	31	22	- 29.0%	61	46	- 24.6%
Closed Sales	27	13	- 51.9%	51	37	- 27.5%
Days on Market Until Sale	33	25	- 24.2%	24	35	+ 45.8%
Median Sales Price*	\$333,000	\$409,000	+ 22.8%	\$318,000	\$355,000	+ 11.6%
Average Sales Price*	\$360,409	\$349,538	- 3.0%	\$338,508	\$331,686	- 2.0%
Percent of List Price Received*	103.2%	98.8%	- 4.3%	101.5%	98.6%	- 2.9%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

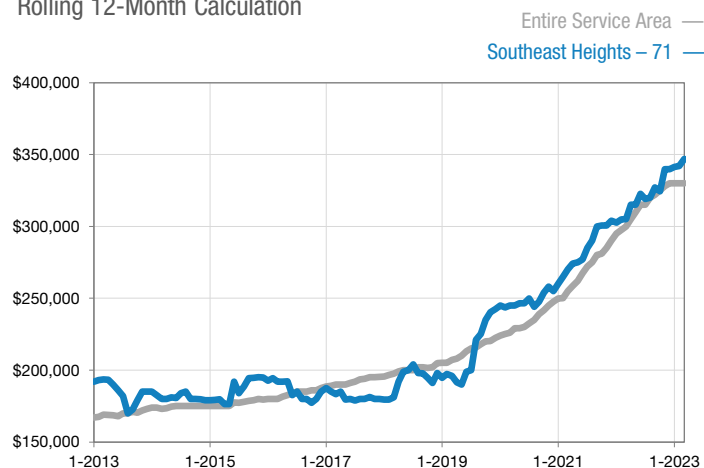
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	7	1	- 85.7%	11	11	0.0%
Pending Sales	5	2	- 60.0%	16	10	- 37.5%
Closed Sales	7	6	- 14.3%	18	13	- 27.8%
Days on Market Until Sale	18	13	- 27.8%	31	12	- 61.3%
Median Sales Price*	\$250,000	\$225,000	- 10.0%	\$291,900	\$216,000	- 26.0%
Average Sales Price*	\$245,814	\$235,083	- 4.4%	\$269,306	\$224,762	- 16.5%
Percent of List Price Received*	101.4%	98.2%	- 3.2%	100.6%	99.9%	- 0.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--

* 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.

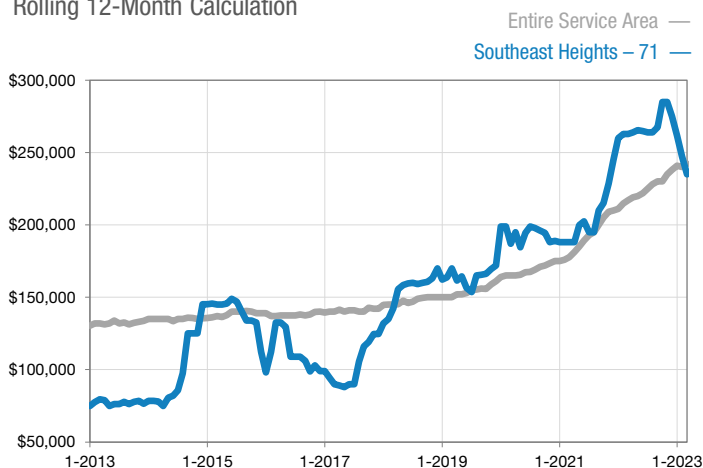
Median Sales Price - Single-Family Detached

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.