

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

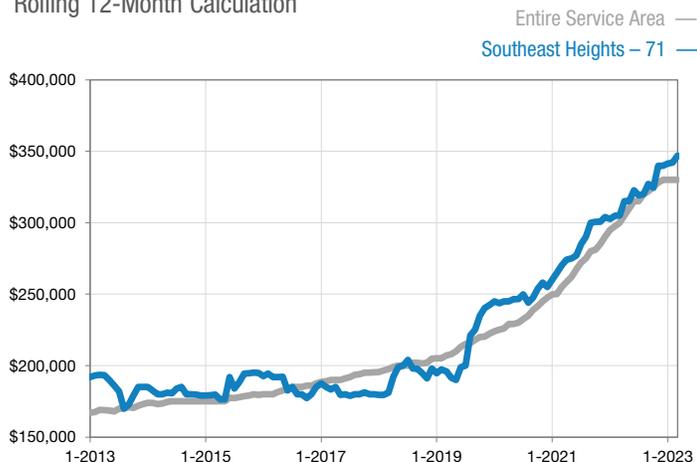
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

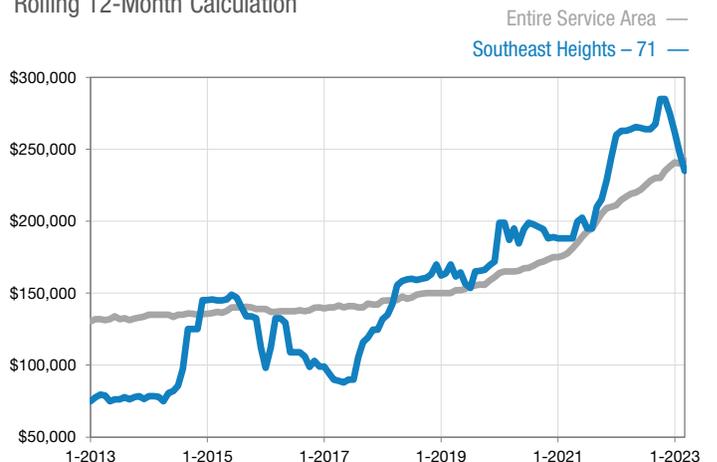
### Median Sales Price - Single-Family Detached

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.