

Local Market Update for April 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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	32	20	- 37.5%	94	74	- 21.3%
Pending Sales	29	21	- 27.6%	90	67	- 25.6%
Closed Sales	24	19	- 20.8%	75	56	- 25.3%
Days on Market Until Sale	8	8	0.0%	19	26	+ 36.8%
Median Sales Price*	\$370,000	\$350,000	- 5.4%	\$320,000	\$352,500	+ 10.2%
Average Sales Price*	\$357,841	\$328,205	- 8.3%	\$344,695	\$330,505	- 4.1%
Percent of List Price Received*	102.1%	99.5%	- 2.5%	101.7%	98.9%	- 2.8%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

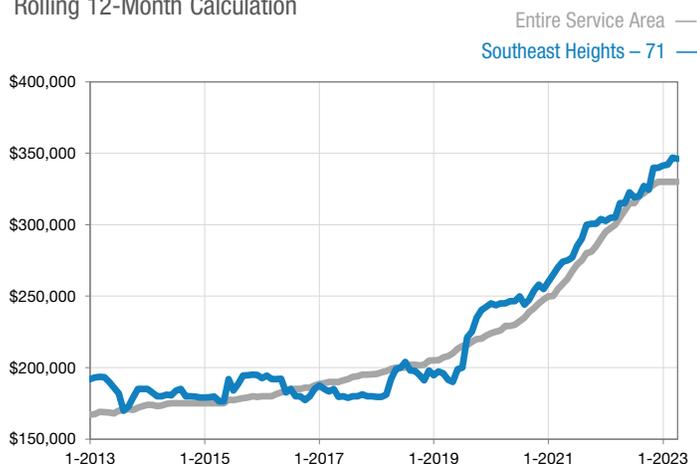
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	3	6	+ 100.0%	14	17	+ 21.4%
Pending Sales	5	5	0.0%	21	15	- 28.6%
Closed Sales	5	2	- 60.0%	23	15	- 34.8%
Days on Market Until Sale	49	16	- 67.3%	35	13	- 62.9%
Median Sales Price*	\$305,000	\$152,000	- 50.2%	\$294,900	\$216,000	- 26.8%
Average Sales Price*	\$254,780	\$152,000	- 40.3%	\$266,148	\$215,060	- 19.2%
Percent of List Price Received*	102.2%	96.2%	- 5.9%	101.0%	99.4%	- 1.6%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

* 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.

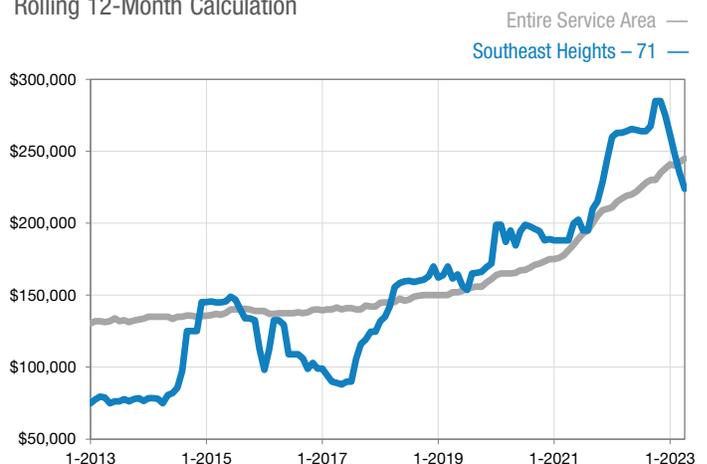
Median Sales Price - Single-Family Detached

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.