

Local Market Update for April 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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	108	57	- 47.2%	317	192	- 39.4%
Pending Sales	85	57	- 32.9%	282	200	- 29.1%
Closed Sales	67	39	- 41.8%	252	184	- 27.0%
Days on Market Until Sale	5	12	+ 140.0%	9	23	+ 155.6%
Median Sales Price*	\$280,000	\$295,000	+ 5.4%	\$265,500	\$282,500	+ 6.4%
Average Sales Price*	\$288,015	\$300,462	+ 4.3%	\$280,211	\$286,070	+ 2.1%
Percent of List Price Received*	104.9%	99.9%	- 4.8%	103.2%	98.9%	- 4.2%
Inventory of Homes for Sale	51	30	- 41.2%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

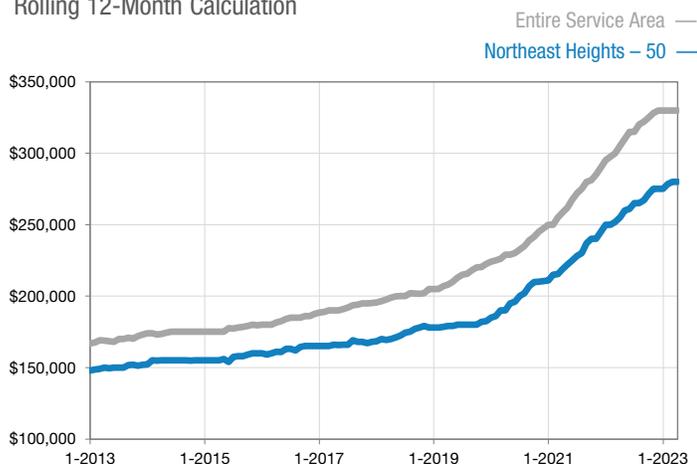
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	16	11	- 31.3%	38	37	- 2.6%
Pending Sales	11	11	0.0%	31	35	+ 12.9%
Closed Sales	7	13	+ 85.7%	26	34	+ 30.8%
Days on Market Until Sale	2	17	+ 750.0%	5	18	+ 260.0%
Median Sales Price*	\$220,000	\$250,000	+ 13.6%	\$229,750	\$245,000	+ 6.6%
Average Sales Price*	\$202,500	\$245,044	+ 21.0%	\$225,527	\$234,426	+ 3.9%
Percent of List Price Received*	108.1%	102.4%	- 5.3%	104.7%	100.3%	- 4.2%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
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.

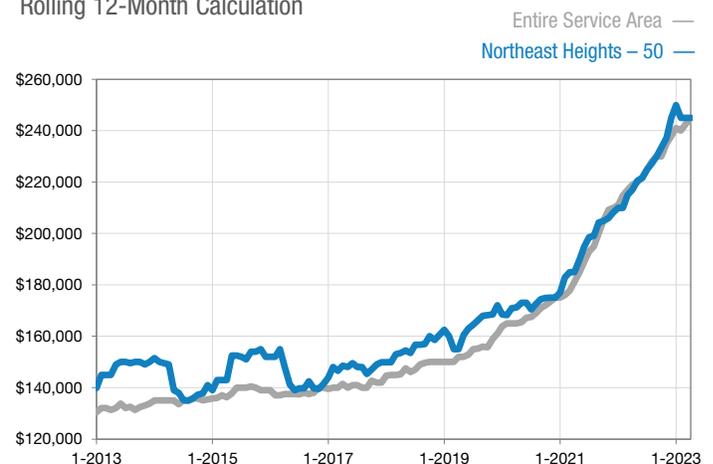
Median Sales Price - Single-Family Detached

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.