

Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	75	62	- 17.3%	392	255	- 34.9%
Pending Sales	75	69	- 8.0%	357	265	- 25.8%
Closed Sales	84	64	- 23.8%	336	248	- 26.2%
Days on Market Until Sale	6	12	+ 100.0%	8	20	+ 150.0%
Median Sales Price*	\$277,000	\$292,500	+ 5.6%	\$267,375	\$286,250	+ 7.1%
Average Sales Price*	\$285,477	\$305,515	+ 7.0%	\$281,527	\$291,088	+ 3.4%
Percent of List Price Received*	103.0%	101.3%	- 1.7%	103.1%	99.5%	- 3.5%
Inventory of Homes for Sale	46	23	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

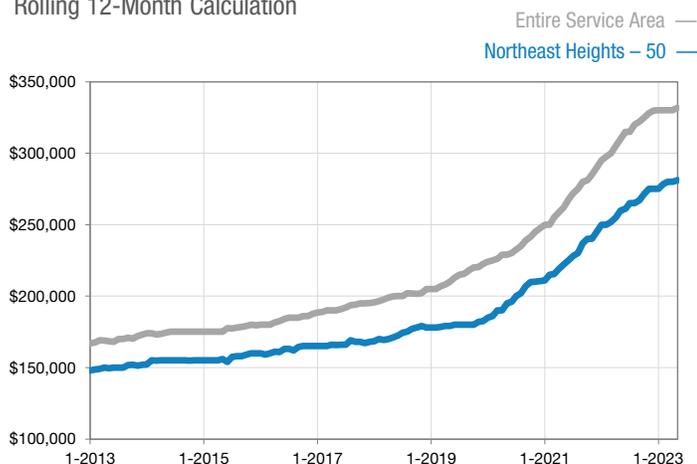
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	15	9	- 40.0%	53	46	- 13.2%
Pending Sales	16	11	- 31.3%	47	45	- 4.3%
Closed Sales	11	7	- 36.4%	37	41	+ 10.8%
Days on Market Until Sale	6	2	- 66.7%	5	16	+ 220.0%
Median Sales Price*	\$255,000	\$280,000	+ 9.8%	\$250,000	\$245,000	- 2.0%
Average Sales Price*	\$250,227	\$240,643	- 3.8%	\$232,870	\$235,487	+ 1.1%
Percent of List Price Received*	104.5%	102.6%	- 1.8%	104.6%	100.7%	- 3.7%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	0.7	0.1	- 85.7%	--	--	--

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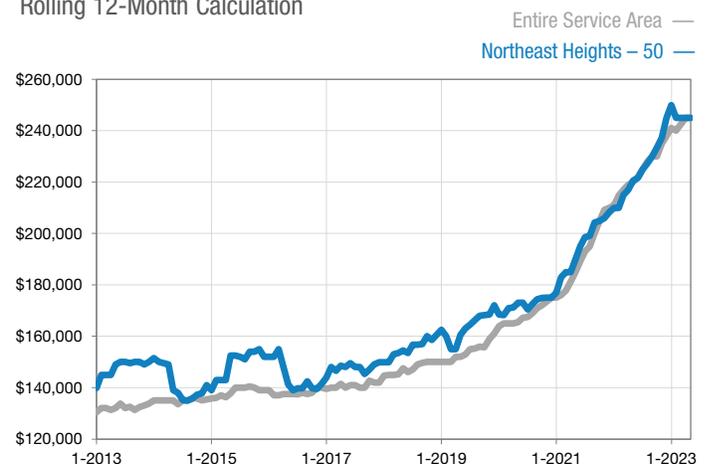
Median Sales Price - Single-Family Detached

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.