

Local Market Update for May 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	22	26	+ 18.2%	116	100	- 13.8%
Pending Sales	18	21	+ 16.7%	108	85	- 21.3%
Closed Sales	28	21	- 25.0%	103	77	- 25.2%
Days on Market Until Sale	13	14	+ 7.7%	17	22	+ 29.4%
Median Sales Price*	\$310,000	\$345,000	+ 11.3%	\$315,000	\$350,000	+ 11.1%
Average Sales Price*	\$327,749	\$344,825	+ 5.2%	\$340,088	\$334,411	- 1.7%
Percent of List Price Received*	102.0%	99.7%	- 2.3%	101.8%	99.1%	- 2.7%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

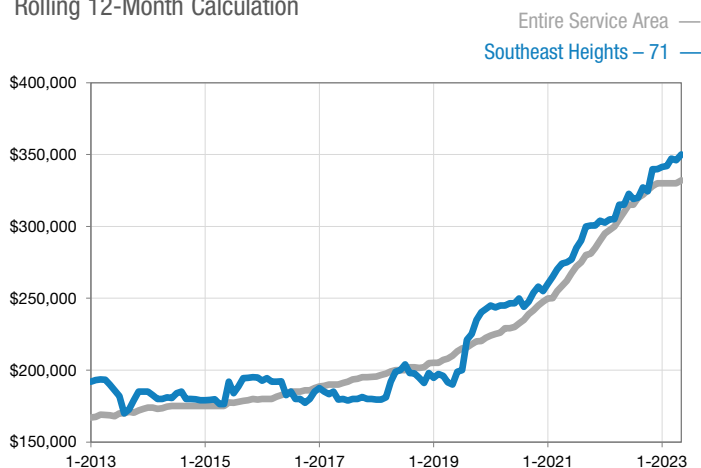
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	8	5	- 37.5%	22	22	0.0%
Pending Sales	6	4	- 33.3%	27	17	- 37.0%
Closed Sales	6	3	- 50.0%	29	18	- 37.9%
Days on Market Until Sale	3	2	- 33.3%	28	11	- 60.7%
Median Sales Price*	\$262,500	\$206,000	- 21.5%	\$290,000	\$215,500	- 25.7%
Average Sales Price*	\$248,500	\$211,333	- 15.0%	\$262,497	\$214,439	- 18.3%
Percent of List Price Received*	103.3%	107.3%	+ 3.9%	101.4%	100.8%	- 0.6%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

* 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.

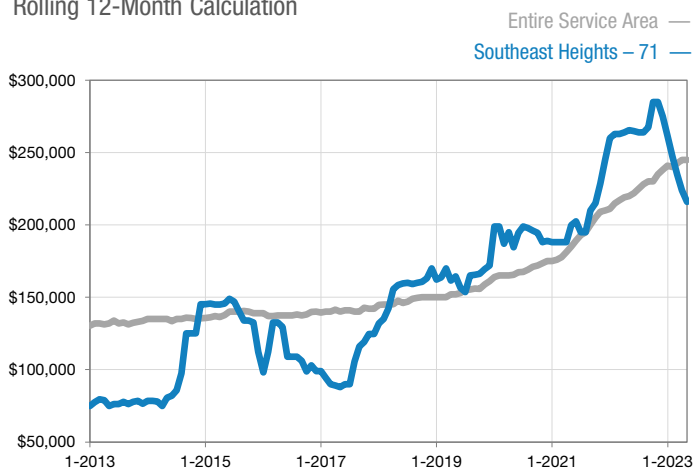
Median Sales Price - Single-Family Detached

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.