

Local Market Update for June 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	23	26	+ 13.0%	139	127	- 8.6%
Pending Sales	22	20	- 9.1%	130	105	- 19.2%
Closed Sales	23	21	- 8.7%	126	98	- 22.2%
Days on Market Until Sale	10	11	+ 10.0%	16	20	+ 25.0%
Median Sales Price*	\$370,000	\$395,000	+ 6.8%	\$326,500	\$359,950	+ 10.2%
Average Sales Price*	\$362,725	\$371,786	+ 2.5%	\$344,220	\$342,420	- 0.5%
Percent of List Price Received*	102.3%	99.3%	- 2.9%	101.9%	99.2%	- 2.6%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

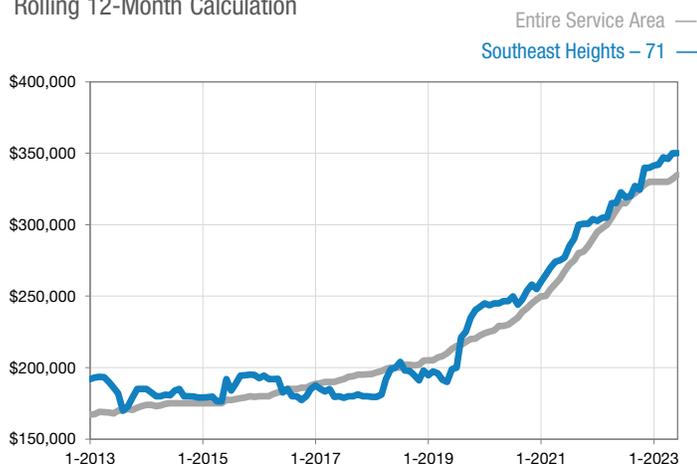
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	28	27	- 3.6%
Pending Sales	4	5	+ 25.0%	31	22	- 29.0%
Closed Sales	6	3	- 50.0%	35	21	- 40.0%
Days on Market Until Sale	4	4	0.0%	24	10	- 58.3%
Median Sales Price*	\$231,500	\$200,000	- 13.6%	\$288,900	\$215,000	- 25.6%
Average Sales Price*	\$251,667	\$245,833	- 2.3%	\$260,640	\$218,924	- 16.0%
Percent of List Price Received*	100.6%	105.2%	+ 4.6%	101.3%	101.4%	+ 0.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

* 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.

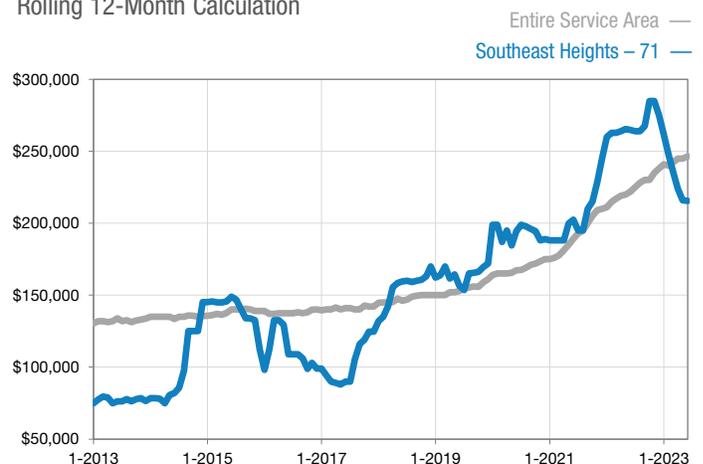
Median Sales Price - Single-Family Detached

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.