

Local Market Update for June 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	107	84	- 21.5%	499	339	- 32.1%
Pending Sales	74	63	- 14.9%	431	326	- 24.4%
Closed Sales	79	57	- 27.8%	415	306	- 26.3%
Days on Market Until Sale	7	12	+ 71.4%	8	19	+ 137.5%
Median Sales Price*	\$295,000	\$289,000	- 2.0%	\$275,000	\$287,500	+ 4.5%
Average Sales Price*	\$297,513	\$304,029	+ 2.2%	\$284,570	\$293,446	+ 3.1%
Percent of List Price Received*	104.3%	100.8%	- 3.4%	103.3%	99.8%	- 3.4%
Inventory of Homes for Sale	72	40	- 44.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

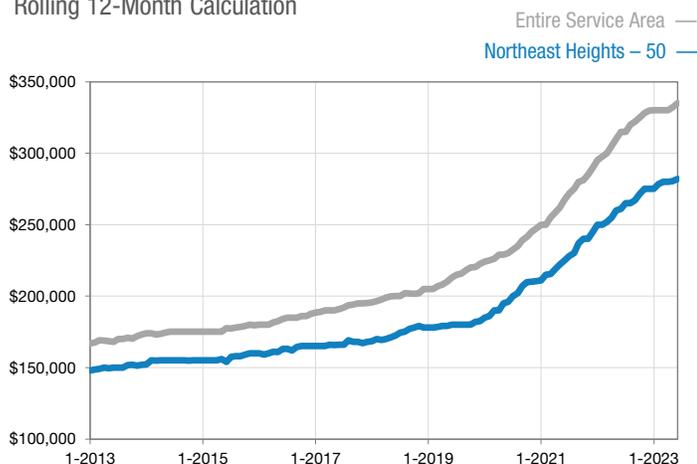
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	60	55	- 8.3%
Pending Sales	7	6	- 14.3%	54	51	- 5.6%
Closed Sales	17	7	- 58.8%	54	48	- 11.1%
Days on Market Until Sale	4	5	+ 25.0%	5	14	+ 180.0%
Median Sales Price*	\$237,000	\$248,000	+ 4.6%	\$245,000	\$245,000	0.0%
Average Sales Price*	\$234,735	\$257,643	+ 9.8%	\$233,457	\$238,718	+ 2.3%
Percent of List Price Received*	104.0%	100.2%	- 3.7%	104.4%	100.6%	- 3.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 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.

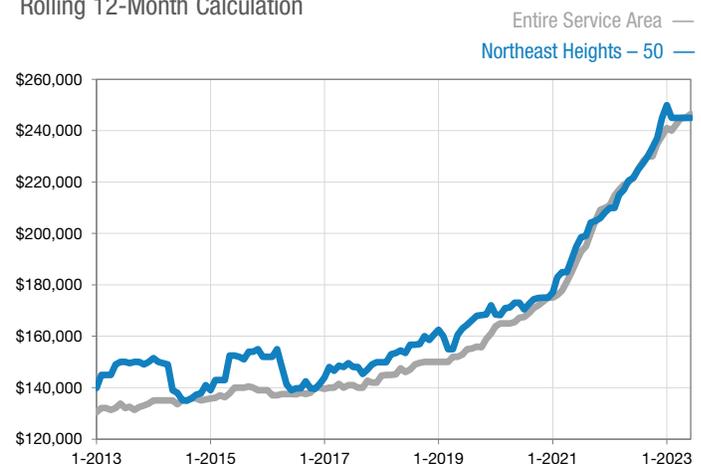
Median Sales Price - Single-Family Detached

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.