

Local Market Update for July 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	92	85	- 7.6%	591	424	- 28.3%
Pending Sales	69	72	+ 4.3%	500	390	- 22.0%
Closed Sales	73	64	- 12.3%	488	370	- 24.2%
Days on Market Until Sale	9	8	- 11.1%	8	17	+ 112.5%
Median Sales Price*	\$285,000	\$306,250	+ 7.5%	\$277,153	\$290,000	+ 4.6%
Average Sales Price*	\$294,622	\$325,042	+ 10.3%	\$286,074	\$298,911	+ 4.5%
Percent of List Price Received*	101.3%	101.4%	+ 0.1%	103.0%	100.1%	- 2.8%
Inventory of Homes for Sale	79	59	- 25.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

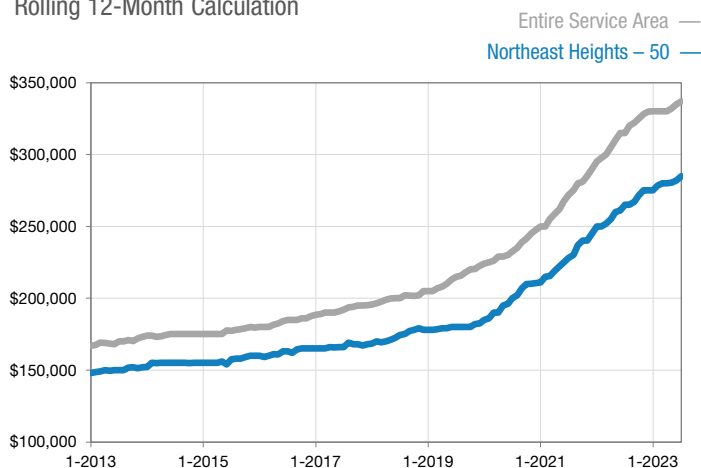
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	13	13	0.0%	73	68	- 6.8%
Pending Sales	14	10	- 28.6%	68	60	- 11.8%
Closed Sales	8	10	+ 25.0%	62	58	- 6.5%
Days on Market Until Sale	9	11	+ 22.2%	5	14	+ 180.0%
Median Sales Price*	\$254,000	\$217,000	- 14.6%	\$250,000	\$240,500	- 3.8%
Average Sales Price*	\$255,000	\$211,290	- 17.1%	\$236,237	\$233,989	- 1.0%
Percent of List Price Received*	101.3%	102.1%	+ 0.8%	104.0%	100.9%	- 3.0%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

* 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.

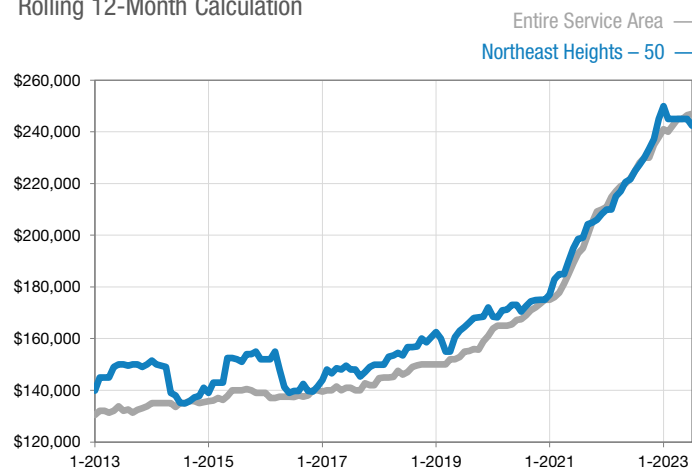
Median Sales Price - Single-Family Detached

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.