

# Local Market Update for July 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	23	25	+ 8.7%	162	152	- 6.2%
Pending Sales	15	21	+ 40.0%	145	123	- 15.2%
Closed Sales	18	16	- 11.1%	144	115	- 20.1%
Days on Market Until Sale	22	12	- 45.5%	17	19	+ 11.8%
Median Sales Price*	\$299,000	\$360,000	+ 20.4%	\$320,000	\$359,900	+ 12.5%
Average Sales Price*	\$308,017	\$362,838	+ 17.8%	\$339,695	\$345,022	+ 1.6%
Percent of List Price Received*	100.9%	99.7%	- 1.2%	101.7%	99.2%	- 2.5%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

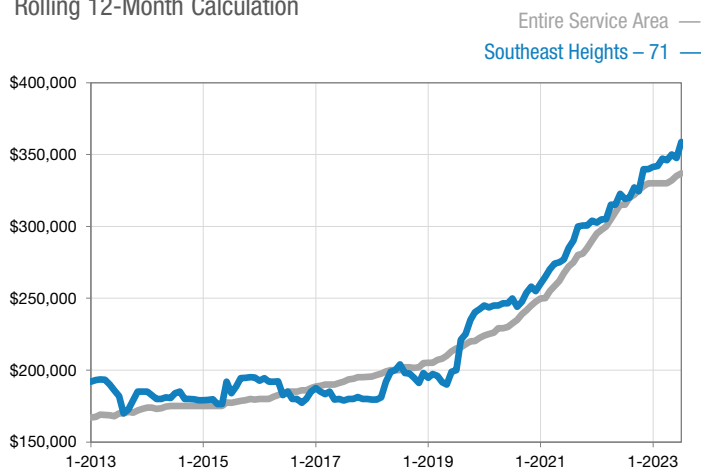
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	5	7	+ 40.0%	33	34	+ 3.0%
Pending Sales	4	6	+ 50.0%	35	28	- 20.0%
Closed Sales	4	4	0.0%	39	28	- 28.2%
Days on Market Until Sale	10	7	- 30.0%	23	10	- 56.5%
Median Sales Price*	\$172,450	\$206,000	+ 19.5%	\$286,900	\$215,000	- 25.1%
Average Sales Price*	\$151,725	\$236,750	+ 56.0%	\$249,469	\$223,014	- 10.6%
Percent of List Price Received*	99.7%	103.3%	+ 3.6%	101.1%	101.4%	+ 0.3%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

\* 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.

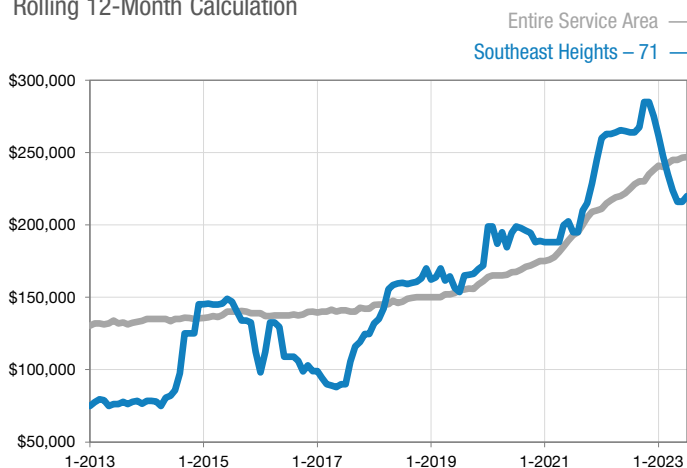
### Median Sales Price - Single-Family Detached

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.