

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 | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 7-2022 | Thru 7-2023 | Percent Change |
| Key Metrics | | | | | | |
| 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% | -- | -- | -- |

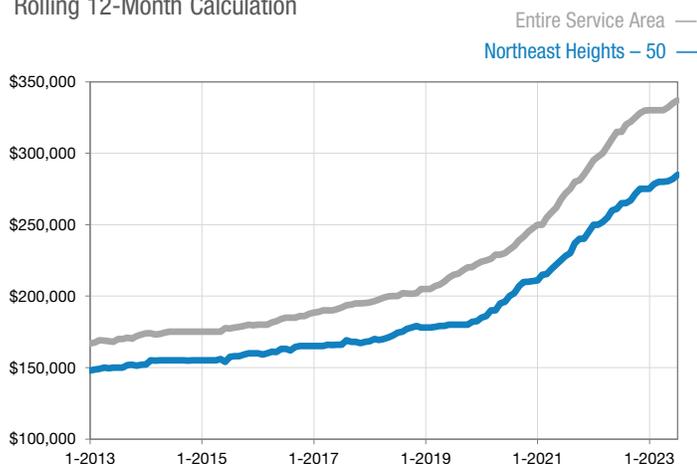
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 7-2022 | Thru 7-2023 | Percent Change |
| Key Metrics | | | | | | |
| 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.

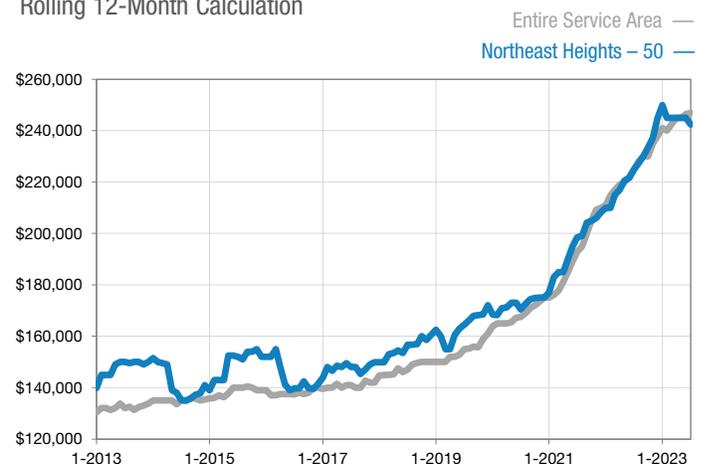
Median Sales Price - Single-Family Detached

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.