

Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	67	86	+ 28.4%	658	510	- 22.5%
Pending Sales	70	85	+ 21.4%	570	473	- 17.0%
Closed Sales	79	64	- 19.0%	567	434	- 23.5%
Days on Market Until Sale	11	8	- 27.3%	8	16	+ 100.0%
Median Sales Price*	\$266,000	\$310,000	+ 16.5%	\$275,000	\$292,500	+ 6.4%
Average Sales Price*	\$281,702	\$317,281	+ 12.6%	\$285,465	\$301,620	+ 5.7%
Percent of List Price Received*	99.4%	101.0%	+ 1.6%	102.5%	100.2%	- 2.2%
Inventory of Homes for Sale	63	53	- 15.9%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

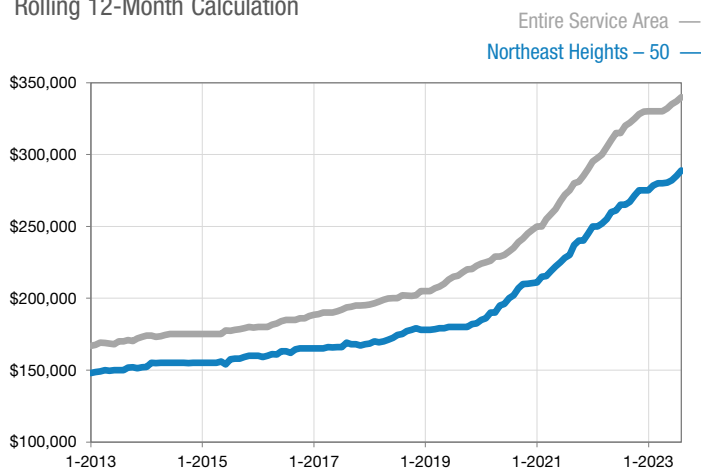
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	10	16	+ 60.0%	83	84	+ 1.2%
Pending Sales	7	15	+ 114.3%	75	74	- 1.3%
Closed Sales	11	10	- 9.1%	73	68	- 6.8%
Days on Market Until Sale	9	4	- 55.6%	6	12	+ 100.0%
Median Sales Price*	\$242,400	\$225,000	- 7.2%	\$250,000	\$236,500	- 5.4%
Average Sales Price*	\$243,218	\$230,200	- 5.4%	\$237,289	\$233,432	- 1.6%
Percent of List Price Received*	101.9%	101.2%	- 0.7%	103.7%	100.9%	- 2.7%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
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.

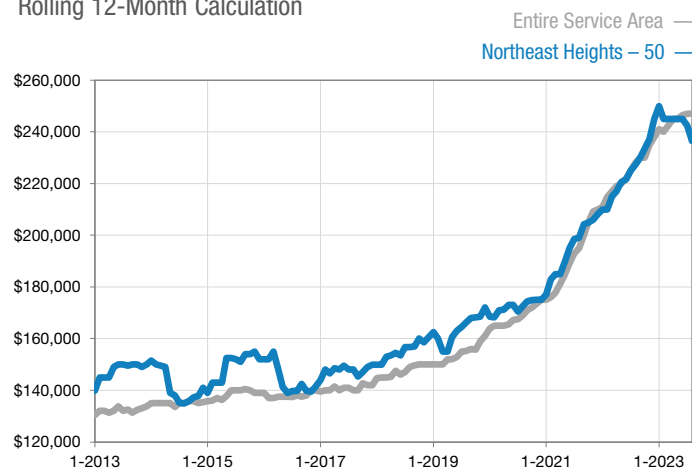
Median Sales Price - Single-Family Detached

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.