

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	23	27	+ 17.4%	185	179	- 3.2%
Pending Sales	19	21	+ 10.5%	164	143	- 12.8%
Closed Sales	22	19	- 13.6%	166	134	- 19.3%
Days on Market Until Sale	15	15	0.0%	16	18	+ 12.5%
Median Sales Price*	\$358,750	\$390,000	+ 8.7%	\$333,000	\$364,500	+ 9.5%
Average Sales Price*	\$335,155	\$376,742	+ 12.4%	\$339,093	\$349,520	+ 3.1%
Percent of List Price Received*	100.1%	99.2%	- 0.9%	101.5%	99.2%	- 2.3%
Inventory of Homes for Sale	25	29	+ 16.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

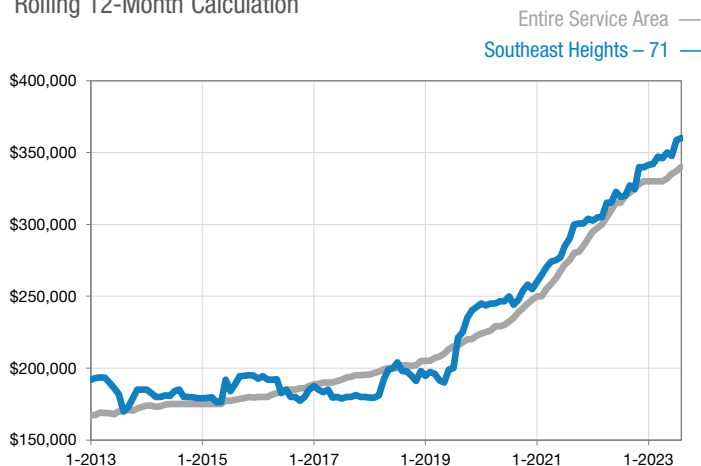
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1	6	+ 500.0%	34	40	+ 17.6%
Pending Sales	4	5	+ 25.0%	39	32	- 17.9%
Closed Sales	4	5	+ 25.0%	43	33	- 23.3%
Days on Market Until Sale	11	8	- 27.3%	21	10	- 52.4%
Median Sales Price*	\$225,000	\$211,000	- 6.2%	\$285,000	\$215,000	- 24.6%
Average Sales Price*	\$205,500	\$191,600	- 6.8%	\$245,379	\$218,255	- 11.1%
Percent of List Price Received*	100.4%	95.5%	- 4.9%	101.1%	100.5%	- 0.6%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	--	1.3	--	--	--	--

\* 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.

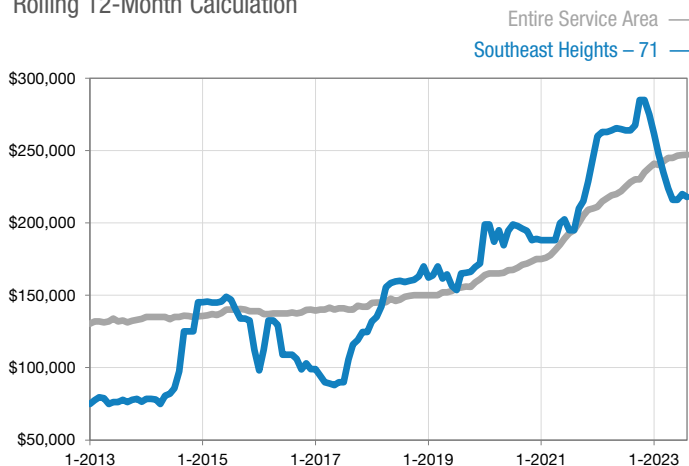
### Median Sales Price - Single-Family Detached

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.