

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	71	59	- 16.9%	729	569	- 21.9%
Pending Sales	41	59	+ 43.9%	611	522	- 14.6%
Closed Sales	56	61	+ 8.9%	623	499	- 19.9%
Days on Market Until Sale	14	13	- 7.1%	9	15	+ 66.7%
Median Sales Price*	\$273,500	\$300,000	+ 9.7%	\$275,000	\$295,000	+ 7.3%
Average Sales Price*	\$285,746	\$306,139	+ 7.1%	\$285,490	\$302,294	+ 5.9%
Percent of List Price Received*	99.8%	99.3%	- 0.5%	102.3%	100.1%	- 2.2%
Inventory of Homes for Sale	84	55	- 34.5%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

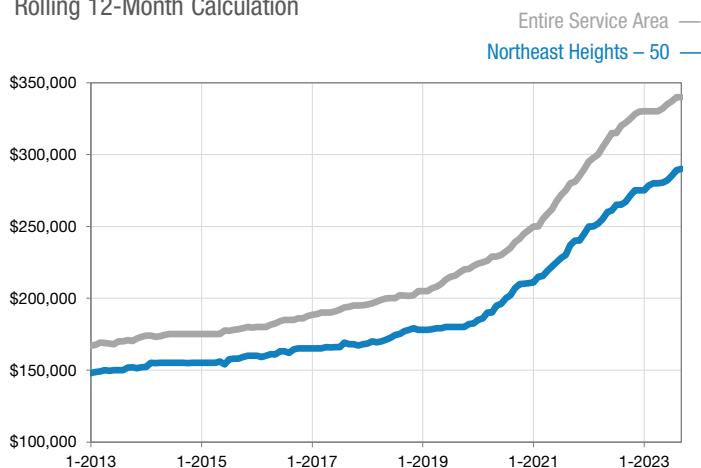
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	4	8	+ 100.0%	87	92	+ 5.7%
Pending Sales	3	12	+ 300.0%	78	83	+ 6.4%
Closed Sales	7	10	+ 42.9%	80	78	- 2.5%
Days on Market Until Sale	6	9	+ 50.0%	6	12	+ 100.0%
Median Sales Price*	\$261,000	\$272,500	+ 4.4%	\$250,000	\$239,000	- 4.4%
Average Sales Price*	\$279,429	\$269,350	- 3.6%	\$240,976	\$238,037	- 1.2%
Percent of List Price Received*	99.0%	101.3%	+ 2.3%	103.3%	101.0%	- 2.2%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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.

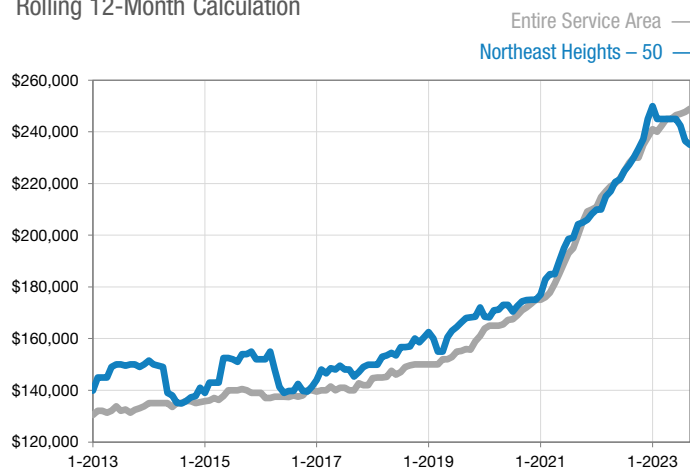
Median Sales Price - Single-Family Detached

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.