

# Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	23	12	- 47.8%	208	192	- 7.7%
Pending Sales	14	20	+ 42.9%	178	161	- 9.6%
Closed Sales	19	18	- 5.3%	185	153	- 17.3%
Days on Market Until Sale	26	27	+ 3.8%	17	19	+ 11.8%
Median Sales Price*	\$391,575	<b>\$292,500</b>	- 25.3%	\$342,000	<b>\$360,000</b>	+ 5.3%
Average Sales Price*	\$359,231	<b>\$322,285</b>	- 10.3%	\$341,161	<b>\$346,743</b>	+ 1.6%
Percent of List Price Received*	99.5%	<b>99.0%</b>	- 0.5%	101.3%	<b>99.2%</b>	- 2.1%
Inventory of Homes for Sale	32	21	- 34.4%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

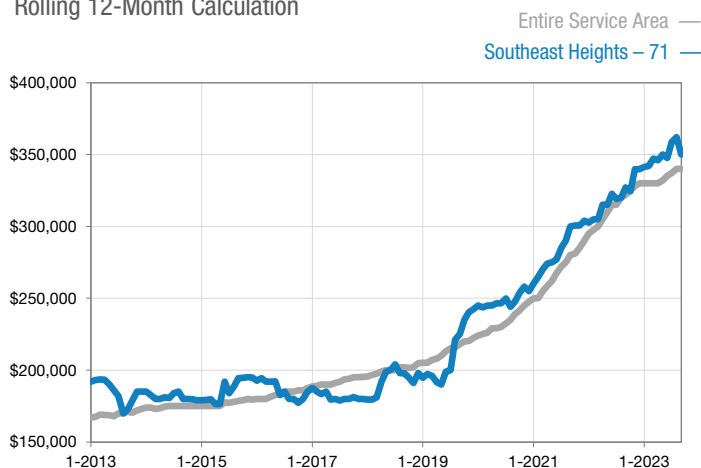
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	4	9	+ 125.0%	38	49	+ 28.9%
Pending Sales	0	8	--	39	39	0.0%
Closed Sales	4	3	- 25.0%	47	36	- 23.4%
Days on Market Until Sale	35	12	- 65.7%	23	10	- 56.5%
Median Sales Price*	\$334,705	<b>\$180,000</b>	- 46.2%	\$288,900	<b>\$213,000</b>	- 26.3%
Average Sales Price*	\$333,603	<b>\$222,333</b>	- 33.4%	\$252,887	<b>\$218,594</b>	- 13.6%
Percent of List Price Received*	98.3%	<b>99.3%</b>	+ 1.0%	100.8%	<b>100.4%</b>	- 0.4%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

\* 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.

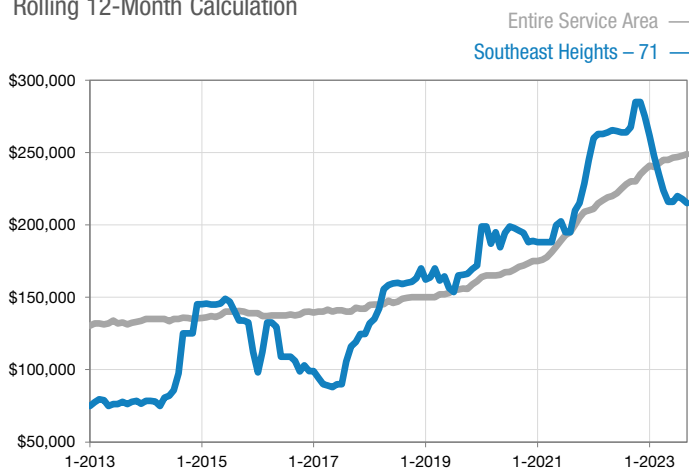
### Median Sales Price - Single-Family Detached

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.