

Local Market Update for October 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	60	67	+ 11.7%	789	639	- 19.0%
Pending Sales	56	62	+ 10.7%	667	577	- 13.5%
Closed Sales	49	61	+ 24.5%	672	561	- 16.5%
Days on Market Until Sale	19	19	0.0%	10	16	+ 60.0%
Median Sales Price*	\$282,000	\$305,000	+ 8.2%	\$275,000	\$295,000	+ 7.3%
Average Sales Price*	\$294,574	\$313,046	+ 6.3%	\$286,152	\$303,486	+ 6.1%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	102.1%	100.0%	- 2.1%
Inventory of Homes for Sale	75	65	- 13.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

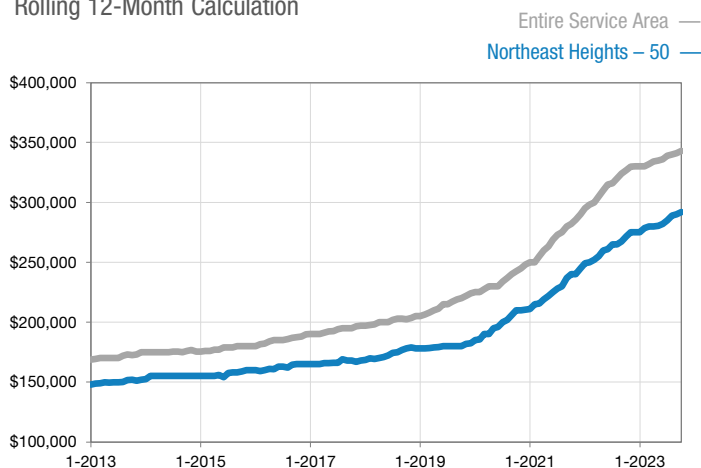
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	6	4	- 33.3%	93	96	+ 3.2%
Pending Sales	5	5	0.0%	83	88	+ 6.0%
Closed Sales	4	9	+ 125.0%	84	87	+ 3.6%
Days on Market Until Sale	2	15	+ 650.0%	6	12	+ 100.0%
Median Sales Price*	\$242,500	\$270,000	+ 11.3%	\$250,000	\$245,000	- 2.0%
Average Sales Price*	\$233,750	\$280,000	+ 19.8%	\$240,632	\$242,378	+ 0.7%
Percent of List Price Received*	99.8%	98.7%	- 1.1%	103.1%	100.7%	- 2.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

* 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.

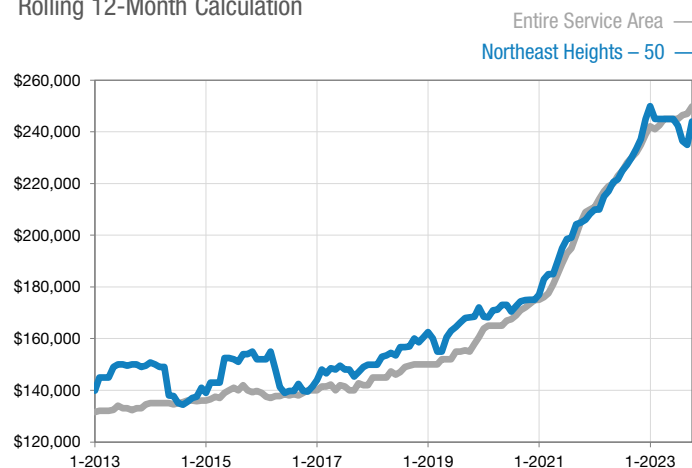
Median Sales Price - Single-Family Detached

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.