

Local Market Update for November 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	52	58	+ 11.5%	841	697	- 17.1%
Pending Sales	46	54	+ 17.4%	713	620	- 13.0%
Closed Sales	45	50	+ 11.1%	717	611	- 14.8%
Days on Market Until Sale	23	14	- 39.1%	11	16	+ 45.5%
Median Sales Price*	\$269,000	\$305,218	+ 13.5%	\$275,000	\$296,000	+ 7.6%
Average Sales Price*	\$280,138	\$315,484	+ 12.6%	\$285,775	\$304,467	+ 6.5%
Percent of List Price Received*	99.7%	100.3%	+ 0.6%	101.9%	100.0%	- 1.9%
Inventory of Homes for Sale	72	65	- 9.7%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

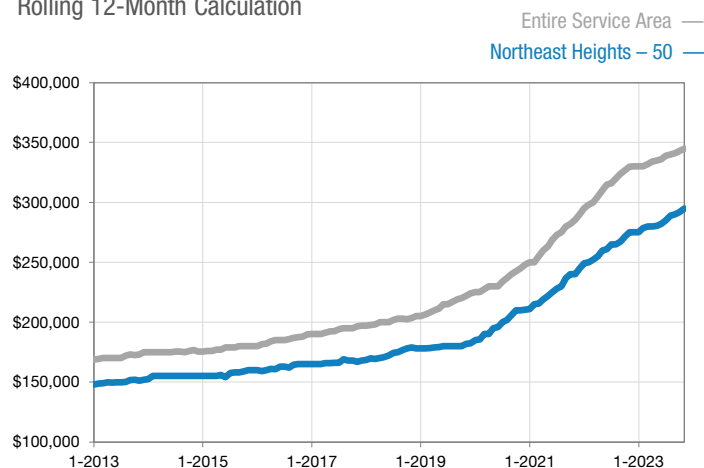
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	10	5	- 50.0%	103	103	0.0%
Pending Sales	5	4	- 20.0%	88	92	+ 4.5%
Closed Sales	4	5	+ 25.0%	88	92	+ 4.5%
Days on Market Until Sale	12	10	- 16.7%	6	12	+ 100.0%
Median Sales Price*	\$197,000	\$240,000	+ 21.8%	\$247,000	\$245,000	- 0.8%
Average Sales Price*	\$190,125	\$245,780	+ 29.3%	\$238,336	\$242,563	+ 1.8%
Percent of List Price Received*	97.2%	98.0%	+ 0.8%	102.9%	100.6%	- 2.2%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

* 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.

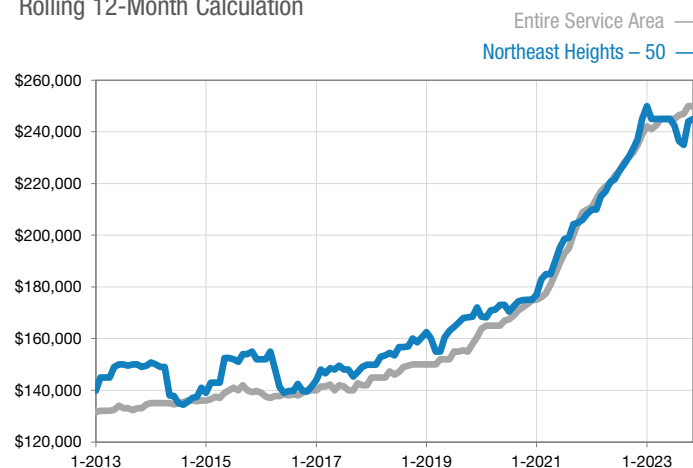
Median Sales Price - Single-Family Detached

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.