

Local Market Update for November 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	14	15	+ 7.1%	236	226	- 4.2%
Pending Sales	16	12	- 25.0%	210	184	- 12.4%
Closed Sales	9	12	+ 33.3%	212	181	- 14.6%
Days on Market Until Sale	12	38	+ 216.7%	18	20	+ 11.1%
Median Sales Price*	\$295,000	\$362,500	+ 22.9%	\$340,100	\$355,000	+ 4.4%
Average Sales Price*	\$306,394	\$353,658	+ 15.4%	\$341,363	\$343,441	+ 0.6%
Percent of List Price Received*	99.3%	99.3%	0.0%	101.0%	99.2%	- 1.8%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--

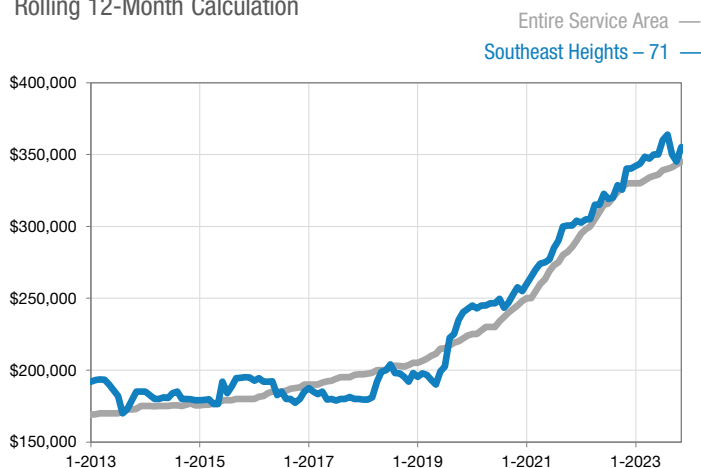
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	2	4	+ 100.0%	47	57	+ 21.3%
Pending Sales	5	5	0.0%	51	48	- 5.9%
Closed Sales	5	4	- 20.0%	53	49	- 7.5%
Days on Market Until Sale	15	9	- 40.0%	22	12	- 45.5%
Median Sales Price*	\$245,000	\$213,000	- 13.1%	\$285,000	\$216,000	- 24.2%
Average Sales Price*	\$244,500	\$215,375	- 11.9%	\$251,551	\$224,437	- 10.8%
Percent of List Price Received*	100.4%	98.0%	- 2.4%	100.7%	100.0%	- 0.7%
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.

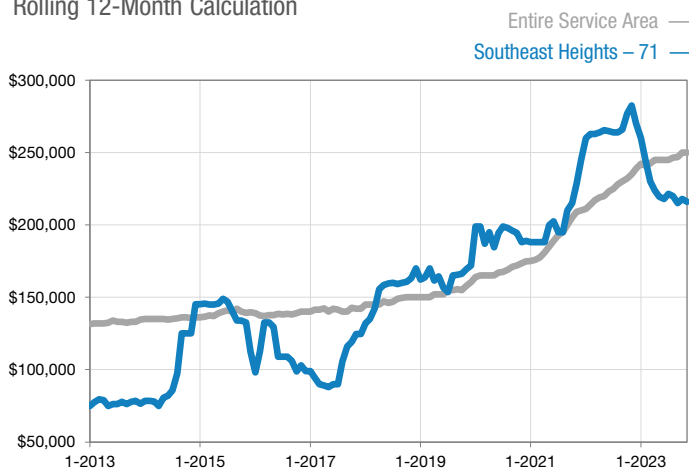
Median Sales Price - Single-Family Detached

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.