



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	67	67	0.0%	411	417	+ 1.5%
Pending Sales	52	56	+ 7.7%	340	371	+ 9.1%
Closed Sales	62	54	- 12.9%	336	349	+ 3.9%
Days on Market Until Sale	22	25	+ 13.6%	23	34	+ 47.8%
Median Sales Price*	\$309,000	\$325,000	+ 5.2%	\$299,070	\$315,000	+ 5.3%
Average Sales Price*	\$322,634	\$332,753	+ 3.1%	\$311,984	\$321,202	+ 3.0%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	90	82	- 8.9%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	10	13	+ 30.0%	51	56	+ 9.8%
Pending Sales	5	11	+ 120.0%	47	46	- 2.1%
Closed Sales	7	10	+ 42.9%	45	46	+ 2.2%
Days on Market Until Sale	4	28	+ 600.0%	15	39	+ 160.0%
Median Sales Price*	\$315,000	\$294,500	- 6.5%	\$275,000	\$266,500	- 3.1%
Average Sales Price*	\$310,271	\$279,396	- 10.0%	\$264,438	\$279,340	+ 5.6%
Percent of List Price Received*	100.9%	98.2%	- 2.7%	100.3%	99.0%	- 1.3%
Inventory of Homes for Sale	10	17	+ 70.0%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

\* 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.

