



Northeast Heights – 50

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

Single-Family Detached		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		79	74	- 6.3%	350	303	- 13.4%
Pending Sales		58	61	+ 5.2%	314	287	- 8.6%
Closed Sales		76	54	- 28.9%	295	244	- 17.3%
Days on Market Until Sale		20	14	- 30.0%	36	31	- 13.9%
Median Sales Price*		\$316,000	\$339,750	+ 7.5%	\$313,000	\$325,000	+ 3.8%
Average Sales Price*		\$327,191	\$344,301	+ 5.2%	\$319,088	\$333,293	+ 4.5%
Percent of List Price Received*		99.1%	100.7%	+ 1.6%	99.1%	99.2%	+ 0.1%
Inventory of Homes for Sale		85	67	- 21.2%	—	—	—
Months Supply of Inventory		1.5	1.3	- 13.3%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		11	7	- 36.4%	43	50	+ 16.3%
Pending Sales		6	7	+ 16.7%	35	45	+ 28.6%
Closed Sales		11	5	- 54.5%	36	38	+ 5.6%
Days on Market Until Sale		30	12	- 60.0%	42	29	- 31.0%
Median Sales Price*		\$309,900	\$275,000	- 11.3%	\$260,000	\$270,750	+ 4.1%
Average Sales Price*		\$296,182	\$284,980	- 3.8%	\$279,325	\$279,708	+ 0.1%
Percent of List Price Received*		99.1%	101.2%	+ 2.1%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale		16	8	- 50.0%	—	—	—
Months Supply of Inventory		2.1	1.0	- 52.4%	—	—	—

* 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.

