



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	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	82	78	- 4.9%	344	349	+ 1.5%
Pending Sales	66	60	- 9.1%	288	319	+ 10.8%
Closed Sales	61	76	+ 24.6%	274	295	+ 7.7%
Days on Market Until Sale	14	20	+ 42.9%	23	36	+ 56.5%
Median Sales Price*	\$310,000	\$316,000	+ 1.9%	\$290,423	\$313,000	+ 7.8%
Average Sales Price*	\$322,982	\$327,191	+ 1.3%	\$309,574	\$319,088	+ 3.1%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	83	76	- 8.4%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	7	11	+ 57.1%	41	43	+ 4.9%
Pending Sales	8	7	- 12.5%	42	36	- 14.3%
Closed Sales	10	11	+ 10.0%	38	36	- 5.3%
Days on Market Until Sale	19	30	+ 57.9%	17	42	+ 147.1%
Median Sales Price*	\$260,950	\$309,900	+ 18.8%	\$272,000	\$260,000	- 4.4%
Average Sales Price*	\$264,790	\$296,182	+ 11.9%	\$255,995	\$279,325	+ 9.1%
Percent of List Price Received*	101.1%	99.1%	- 2.0%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	5	15	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	2.0	+ 233.3%	—	—	—

* 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.

