



Northeast Heights – 50

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

Single-Family Detached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	47	55	+ 17.0%	47	55	+ 17.0%
Pending Sales	44	69	+ 56.8%	44	69	+ 56.8%
Closed Sales	47	44	- 6.4%	47	44	- 6.4%
Days on Market Until Sale	32	48	+ 50.0%	32	48	+ 50.0%
Median Sales Price*	\$282,876	\$318,500	+ 12.6%	\$282,876	\$318,500	+ 12.6%
Average Sales Price*	\$292,848	\$329,255	+ 12.4%	\$292,848	\$329,255	+ 12.4%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale	59	72	+ 22.0%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

Single-Family Attached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	11	6	- 45.5%	11	6	- 45.5%
Pending Sales	8	5	- 37.5%	8	5	- 37.5%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Days on Market Until Sale	10	34	+ 240.0%	10	34	+ 240.0%
Median Sales Price*	\$296,000	\$260,000	- 12.2%	\$296,000	\$260,000	- 12.2%
Average Sales Price*	\$290,500	\$259,800	- 10.6%	\$290,500	\$259,800	- 10.6%
Percent of List Price Received*	100.4%	98.6%	- 1.8%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	11	12	+ 9.1%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

* 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.

