



Northeast Heights – 50

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

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	60	69	+ 15.0%	107	126	+ 17.8%
Pending Sales	51	54	+ 5.9%	95	119	+ 25.3%
Closed Sales	41	59	+ 43.9%	88	103	+ 17.0%
Days on Market Until Sale	30	49	+ 63.3%	31	48	+ 54.8%
Median Sales Price*	\$277,000	\$310,000	+ 11.9%	\$280,000	\$314,000	+ 12.1%
Average Sales Price*	\$295,927	\$312,458	+ 5.6%	\$294,283	\$319,633	+ 8.6%
Percent of List Price Received*	97.3%	99.5%	+ 2.3%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	59	86	+ 45.8%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	12	+ 100.0%	17	18	+ 5.9%
Pending Sales	9	8	- 11.1%	17	13	- 23.5%
Closed Sales	6	6	0.0%	10	11	+ 10.0%
Days on Market Until Sale	28	39	+ 39.3%	21	36	+ 71.4%
Median Sales Price*	\$239,950	\$258,750	+ 7.8%	\$245,000	\$260,000	+ 6.1%
Average Sales Price*	\$217,483	\$253,750	+ 16.7%	\$246,690	\$256,500	+ 4.0%
Percent of List Price Received*	100.5%	97.0%	- 3.5%	100.5%	97.7%	- 2.8%
Inventory of Homes for Sale	7	14	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.8	+ 125.0%	—	—	—

\* 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.

