Local Market Update for February 2024

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

Northeast Edgewood – 270

North of I-40, East of Hwy 344, West of Lexco Rd

Single-Family Detached

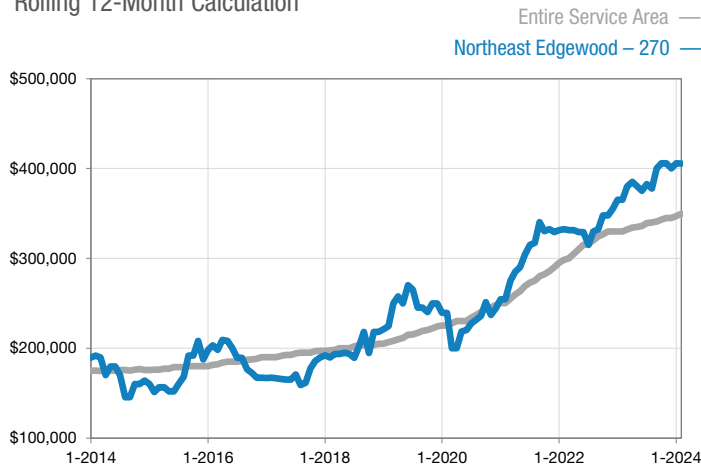| Key Metrics	February 2023	February 2024	Percent Change	Year to Date Thru 2-2023	Year to Date Thru 2-2024	Percent Change
New Listings	8	5	- 37.5%	10	6	- 40.0%
Pending Sales	3	2	- 33.3%	8	4	- 50.0%
Closed Sales	5	3	- 40.0%	7	6	- 14.3%
Days on Market Until Sale	57	21	- 63.2%	56	48	- 14.3%
Median Sales Price*	$380,000	$355,000	- 6.6%	$430,000	$425,250	- 1.1%
Average Sales Price*	$344,730	$355,167	+ 3.0%	$390,521	$448,417	+ 14.8%
Percent of List Price Received*	97.5%	96.4%	- 1.1%	98.2%	96.3%	- 1.9%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--

* 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.

Single-Family Attached

Key Metrics	February 2023	February 2024	Percent Change	Year to Date Thru 2-2023	Year to Date Thru 2-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
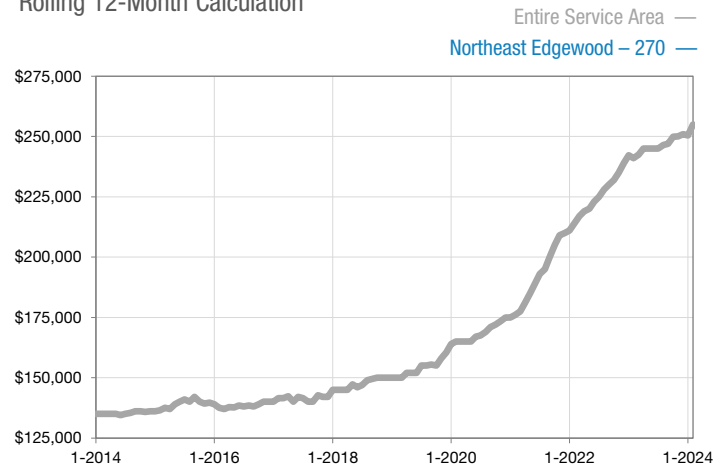
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Northeast Edgewood – 270 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Northeast Edgewood – 270 —

A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.