

# Local Market Update for May 2024

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



## Northwest Edgewood – 250

North of I-40, East of Hwy 217, South of and Including Golden, West of Hwy 344

| Single-Family Detached          | May       |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2023      | 2024             | Percent Change | Thru 5-2023  | Thru 5-2024      | Percent Change |
| New Listings                    | 11        | 13               | + 18.2%        | 44           | 35               | - 20.5%        |
| Pending Sales                   | 6         | 7                | + 16.7%        | 35           | 25               | - 28.6%        |
| Closed Sales                    | 9         | 10               | + 11.1%        | 29           | 20               | - 31.0%        |
| Days on Market Until Sale       | 21        | 48               | + 128.6%       | 26           | 66               | + 153.8%       |
| Median Sales Price*             | \$475,000 | <b>\$459,500</b> | - 3.3%         | \$440,000    | <b>\$454,500</b> | + 3.3%         |
| Average Sales Price*            | \$481,472 | <b>\$435,400</b> | - 9.6%         | \$450,907    | <b>\$438,200</b> | - 2.8%         |
| Percent of List Price Received* | 99.2%     | <b>98.9%</b>     | - 0.3%         | 98.9%        | <b>99.4%</b>     | + 0.5%         |
| Inventory of Homes for Sale     | 10        | 17               | + 70.0%        | --           | --               | --             |
| Months Supply of Inventory      | 1.5       | 3.6              | + 140.0%       | --           | --               | --             |

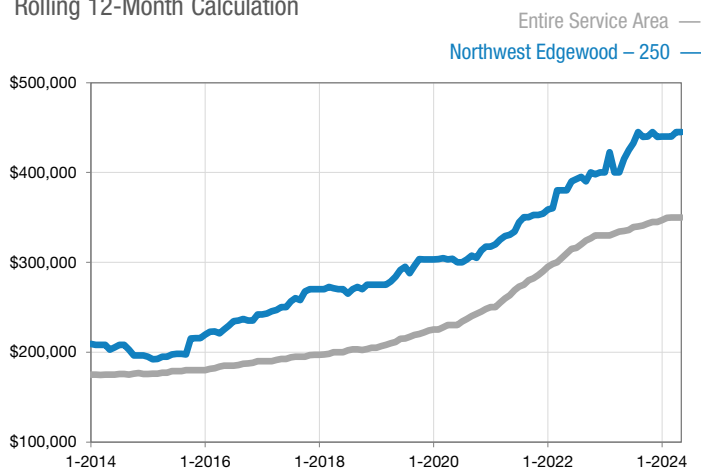
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | May  |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
|                                 | 2023 | 2024 | Percent Change | Thru 5-2023  | Thru 5-2024 | 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.

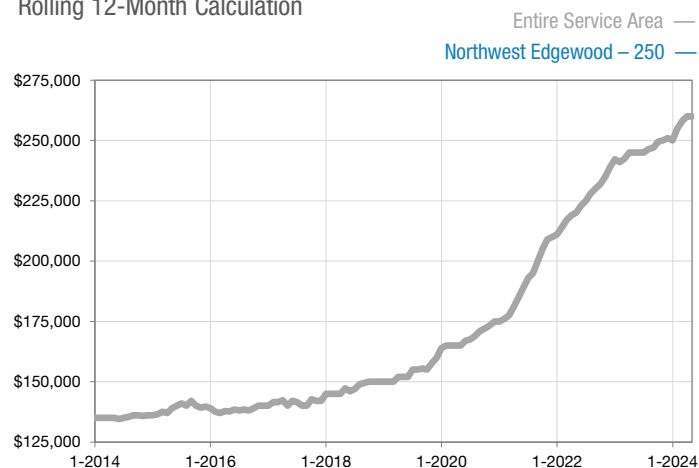
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



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.