

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	7	6	- 14.3%	67	58	- 13.4%
Pending Sales	4	8	+ 100.0%	51	47	- 7.8%
Closed Sales	7	11	+ 57.1%	49	41	- 16.3%
Days on Market Until Sale	19	45	+ 136.8%	26	51	+ 96.2%
Median Sales Price*	\$489,000	\$440,000	- 10.0%	\$445,000	\$450,000	+ 1.1%
Average Sales Price*	\$542,429	\$448,118	- 17.4%	\$459,935	\$443,864	- 3.5%
Percent of List Price Received*	100.3%	97.8%	- 2.5%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

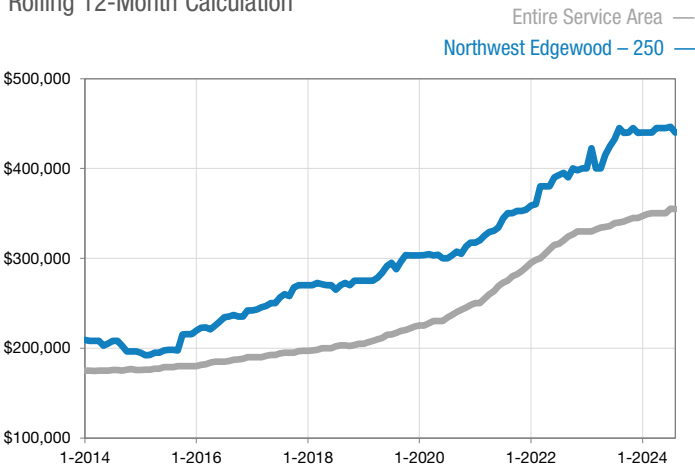
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	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.

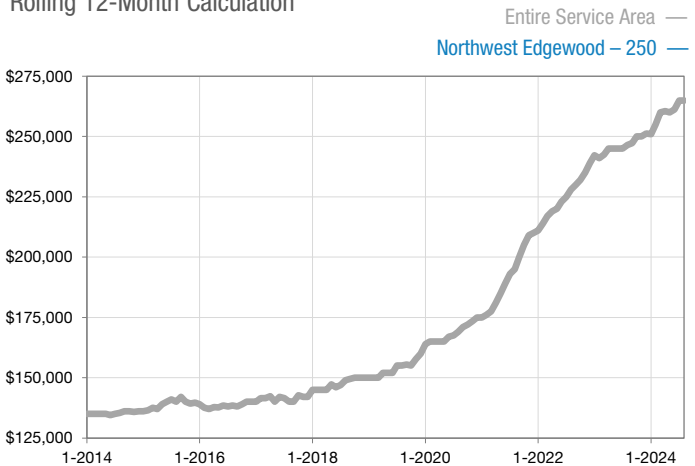
Median Sales Price - Single-Family Detached

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.