

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 |
| Key Metrics | | | | | | |
| 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% | -- | -- | -- |

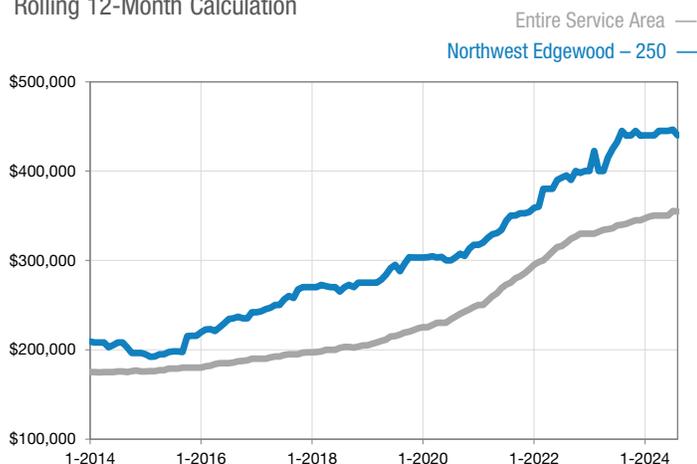
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

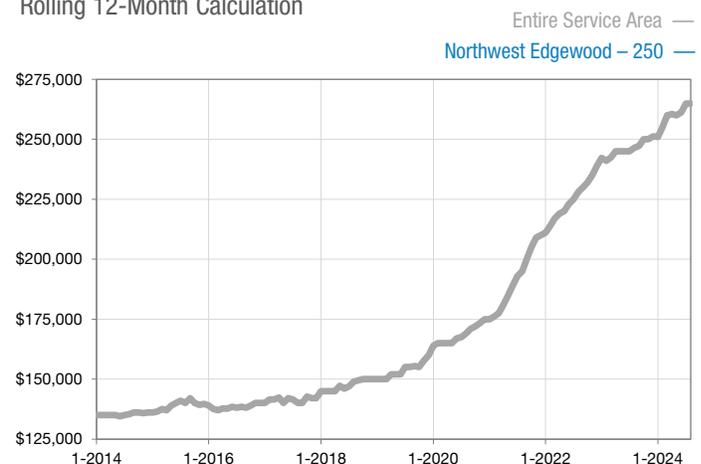
Median Sales Price - Single-Family Detached

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.