

# Local Market Update for August 2021

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



## Northeast Edgewood – 270

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

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
<b>Key Metrics</b>						
New Listings	7	7	0.0%	28	35	+ 25.0%
Pending Sales	6	6	0.0%	29	26	- 10.3%
Closed Sales	2	5	+ 150.0%	25	25	0.0%
Days on Market Until Sale	6	8	+ 33.3%	67	15	- 77.6%
Median Sales Price*	\$266,250	<b>\$315,000</b>	+ 18.3%	\$235,000	<b>\$340,200</b>	+ 44.8%
Average Sales Price*	\$266,250	<b>\$300,800</b>	+ 13.0%	\$274,036	<b>\$362,804</b>	+ 32.4%
Percent of List Price Received*	97.3%	<b>100.7%</b>	+ 3.5%	98.9%	<b>99.7%</b>	+ 0.8%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

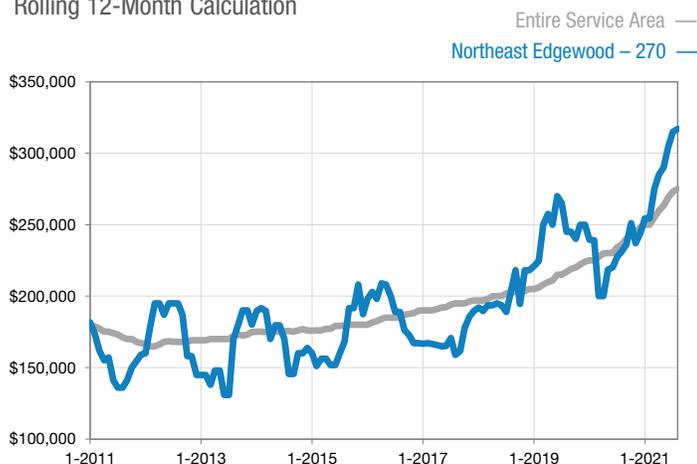
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
<b>Key Metrics</b>						
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.

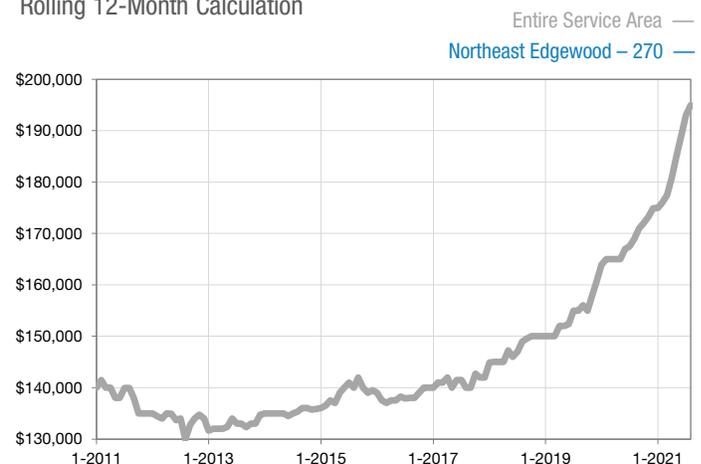
### Median Sales Price - Single-Family Detached

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.