

Local Market Update for October 2021

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 | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| New Listings | 12 | 9 | - 25.0% | 91 | 123 | + 35.2% |
| Pending Sales | 4 | 13 | + 225.0% | 70 | 115 | + 64.3% |
| Closed Sales | 7 | 12 | + 71.4% | 69 | 103 | + 49.3% |
| Days on Market Until Sale | 26 | 31 | + 19.2% | 35 | 26 | - 25.7% |
| Median Sales Price* | \$301,000 | \$374,950 | + 24.6% | \$305,000 | \$357,500 | + 17.2% |
| Average Sales Price* | \$354,143 | \$361,150 | + 2.0% | \$312,721 | \$382,990 | + 22.5% |
| Percent of List Price Received* | 100.7% | 99.3% | - 1.4% | 98.2% | 100.4% | + 2.2% |
| Inventory of Homes for Sale | 23 | 8 | - 65.2% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 0.8 | - 78.4% | -- | -- | -- |

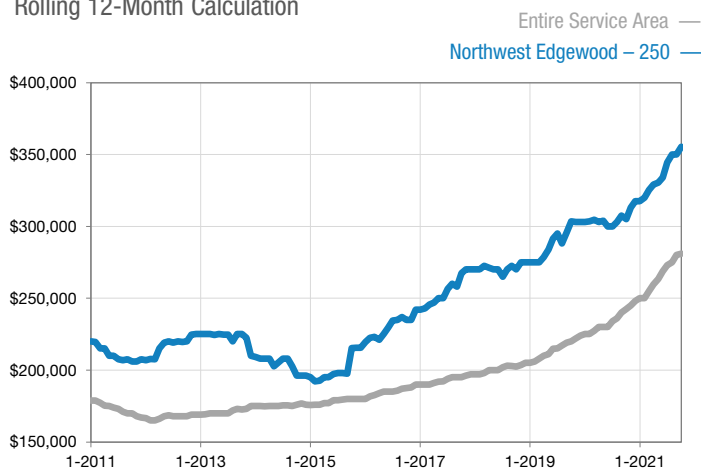
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|--------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | 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.

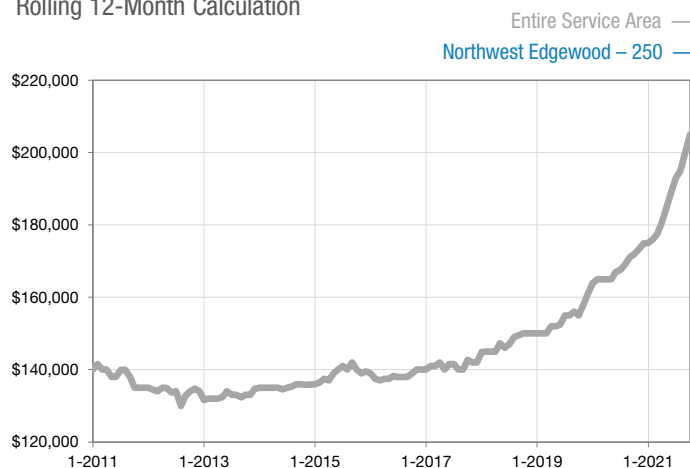
Median Sales Price - Single-Family Detached

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.