

# Local Market Update for February 2022

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          | February  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2021      | 2022             | Percent Change | Thru 2-2021  | Thru 2-2022      | Percent Change |
| New Listings                    | 9         | 14               | + 55.6%        | 20           | 20               | 0.0%           |
| Pending Sales                   | 7         | 11               | + 57.1%        | 20           | 18               | - 10.0%        |
| Closed Sales                    | 10        | 6                | - 40.0%        | 13           | 11               | - 15.4%        |
| Days on Market Until Sale       | 47        | 10               | - 78.7%        | 37           | 16               | - 56.8%        |
| Median Sales Price*             | \$351,750 | <b>\$339,500</b> | - 3.5%         | \$336,500    | <b>\$360,000</b> | + 7.0%         |
| Average Sales Price*            | \$375,000 | <b>\$326,917</b> | - 12.8%        | \$362,038    | <b>\$353,409</b> | - 2.4%         |
| Percent of List Price Received* | 99.4%     | <b>98.4%</b>     | - 1.0%         | 99.6%        | <b>99.3%</b>     | - 0.3%         |
| Inventory of Homes for Sale     | 13        | 9                | - 30.8%        | --           | --               | --             |
| Months Supply of Inventory      | 1.8       | <b>0.9</b>       | - 50.0%        | --           | --               | --             |

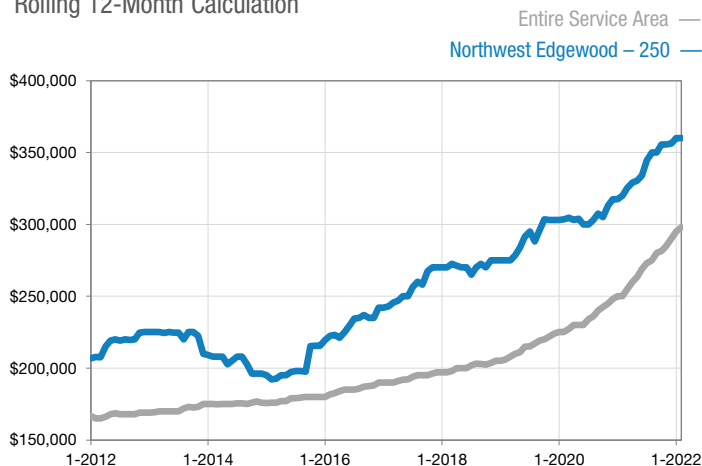
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | February |      |                | Year to Date |             |                |
|---------------------------------|----------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2021     | 2022 | Percent Change | Thru 2-2021  | Thru 2-2022 | 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.

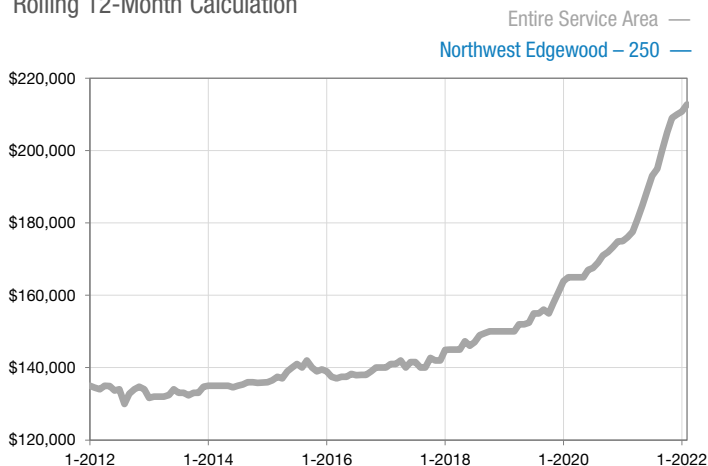
### Median Sales Price - Single-Family Detached

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.