Local Market Update for March 2022

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

gaar

Northeast Edgewood – 270

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

Single-Family Detached

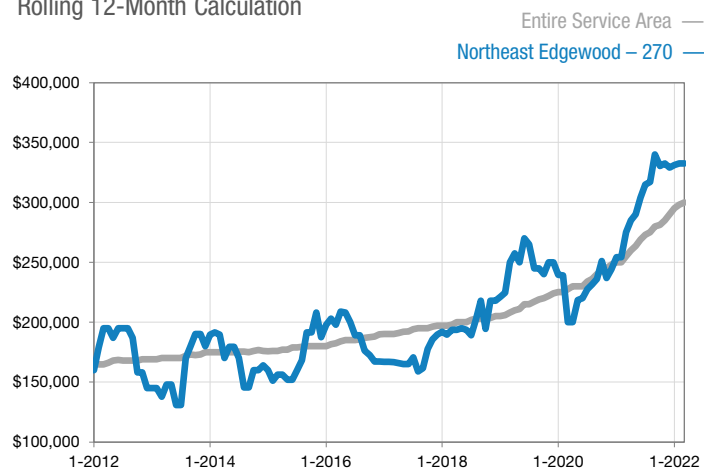| Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	2	3	+ 50.0%	10	9	- 10.0%
Pending Sales	2	2	0.0%	6	12	+ 100.0%
Closed Sales	4	4	0.0%	9	12	+ 33.3%
Days on Market Until Sale	10	70	+ 600.0%	21	30	+ 42.9%
Median Sales Price*	$262,600	$312,500	+ 19.0%	$275,000	$325,000	+ 18.2%
Average Sales Price*	$301,050	$335,875	+ 11.6%	$298,122	$330,992	+ 11.0%
Percent of List Price Received*	99.1%	97.7%	- 1.4%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

* 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

Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	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.
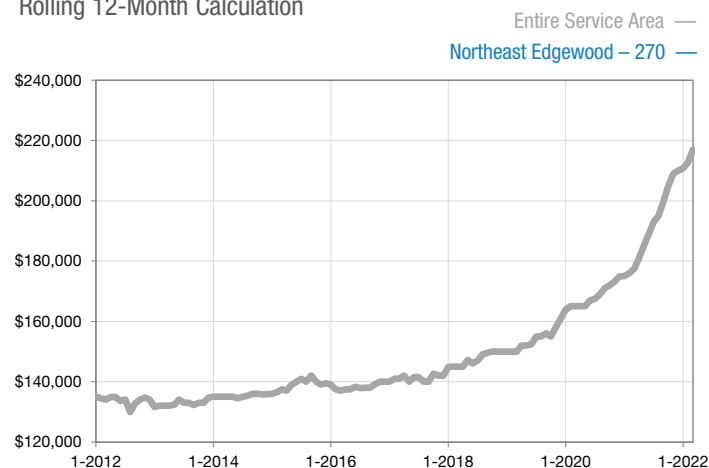
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Northeast Edgewood – 270 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Northeast Edgewood – 270 —

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.