

Local Market Update for July 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 | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 7-2021 | Thru 7-2022 | Percent Change |
| New Listings | 19 | 7 | - 63.2% | 94 | 73 | - 22.3% |
| Pending Sales | 15 | 11 | - 26.7% | 76 | 63 | - 17.1% |
| Closed Sales | 8 | 13 | + 62.5% | 63 | 59 | - 6.3% |
| Days on Market Until Sale | 6 | 18 | + 200.0% | 27 | 20 | - 25.9% |
| Median Sales Price* | \$396,125 | \$400,000 | + 1.0% | \$350,000 | \$400,000 | + 14.3% |
| Average Sales Price* | \$440,181 | \$384,115 | - 12.7% | \$372,734 | \$417,568 | + 12.0% |
| Percent of List Price Received* | 99.7% | 101.1% | + 1.4% | 100.3% | 100.4% | + 0.1% |
| Inventory of Homes for Sale | 25 | 10 | - 60.0% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 1.1 | - 62.1% | -- | -- | -- |

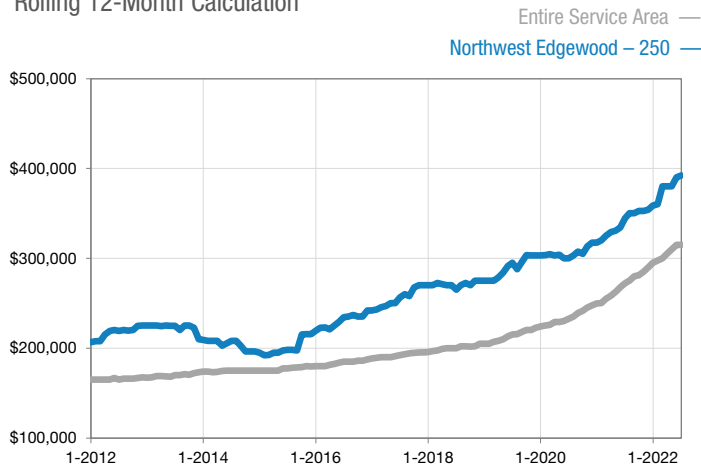
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 7-2021 | Thru 7-2022 | 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.

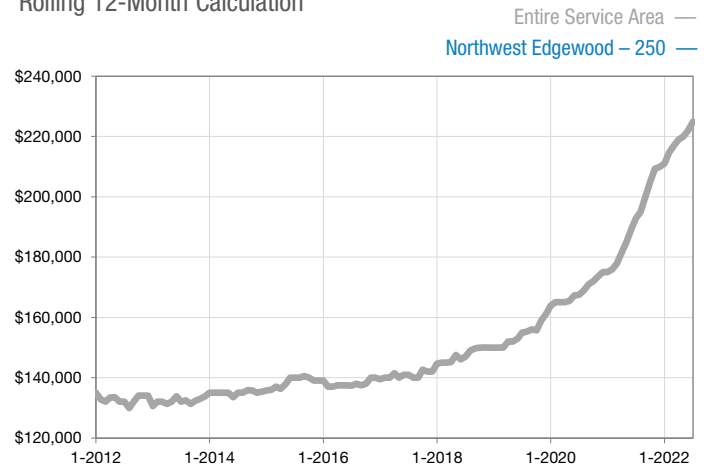
Median Sales Price - Single-Family Detached

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.