

Local Market Update for July 2022

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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	5	7	+ 40.0%	28	38	+ 35.7%
Pending Sales	1	5	+ 400.0%	20	29	+ 45.0%
Closed Sales	2	3	+ 50.0%	20	26	+ 30.0%
Days on Market Until Sale	3	10	+ 233.3%	17	18	+ 5.9%
Median Sales Price*	\$377,500	\$299,500	- 20.7%	\$342,600	\$325,000	- 5.1%
Average Sales Price*	\$377,500	\$323,000	- 14.4%	\$378,305	\$335,131	- 11.4%
Percent of List Price Received*	100.7%	101.5%	+ 0.8%	99.4%	99.7%	+ 0.3%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

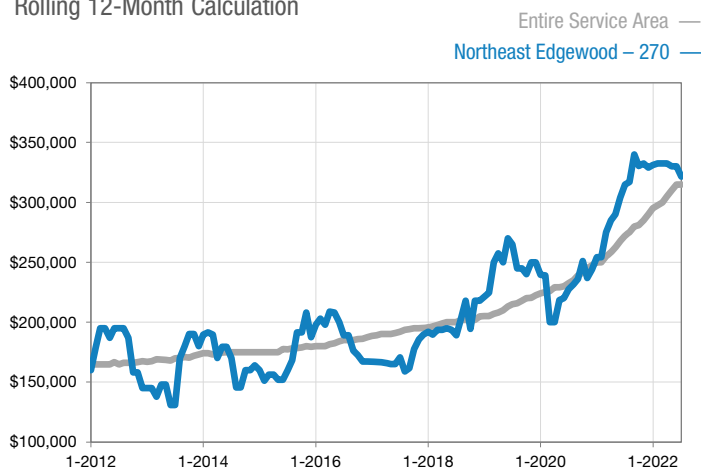
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

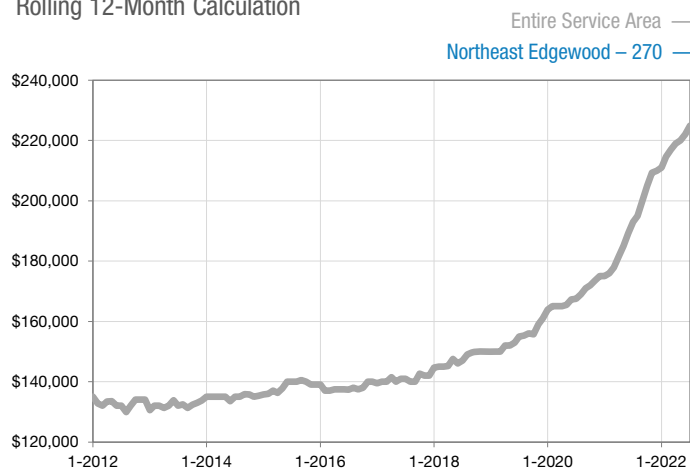
Median Sales Price - Single-Family Detached

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.