

Local Market Update for August 2022

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



Southwest Edgewood – 280

North of Torrance County Line, South of I-40, East of Hwy 344, West of Lexco Rd

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	1	3	+ 200.0%	9	17	+ 88.9%
Pending Sales	0	3	--	5	11	+ 120.0%
Closed Sales	1	1	0.0%	4	9	+ 125.0%
Days on Market Until Sale	45	10	- 77.8%	35	14	- 60.0%
Median Sales Price*	\$547,000	\$313,000	- 42.8%	\$272,500	\$313,000	+ 14.9%
Average Sales Price*	\$547,000	\$313,000	- 42.8%	\$301,125	\$307,222	+ 2.0%
Percent of List Price Received*	99.6%	98.1%	- 1.5%	93.7%	99.5%	+ 6.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	3.4	2.8	- 17.6%	--	--	--

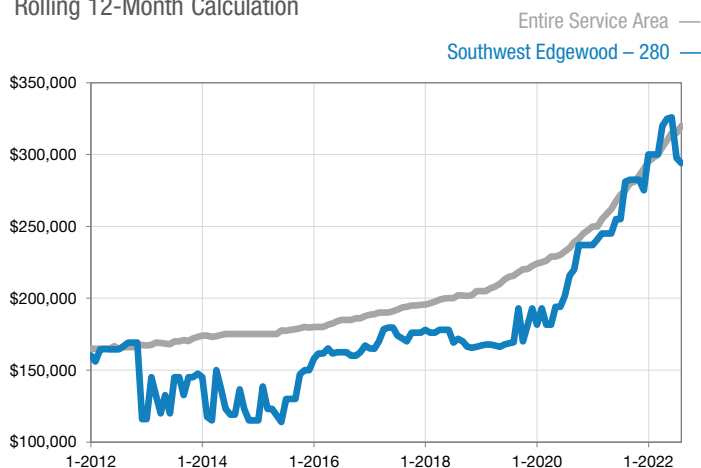
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	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.

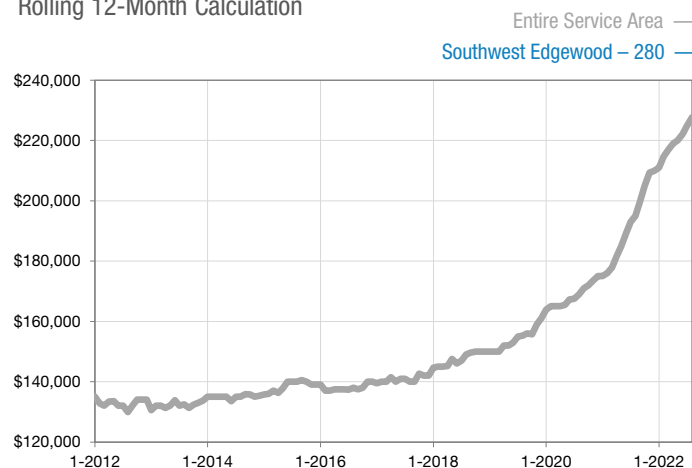
Median Sales Price - Single-Family Detached

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.