

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	1	0	- 100.0%	13	19	+ 46.2%
Pending Sales	1	0	- 100.0%	10	14	+ 40.0%
Closed Sales	3	1	- 66.7%	9	15	+ 66.7%
Days on Market Until Sale	35	1	- 97.1%	37	15	- 59.5%
Median Sales Price*	\$275,000	\$289,000	+ 5.1%	\$275,000	\$310,000	+ 12.7%
Average Sales Price*	\$282,500	\$289,000	+ 2.3%	\$293,444	\$306,733	+ 4.5%
Percent of List Price Received*	96.7%	100.0%	+ 3.4%	95.6%	99.2%	+ 3.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.4	--	--	--	--

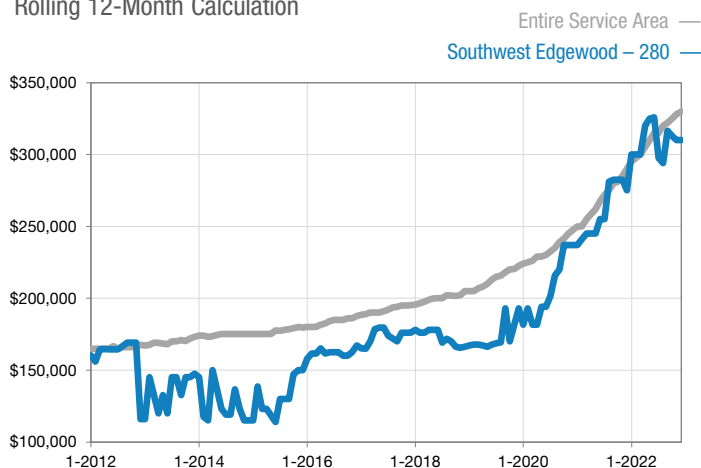
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	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.

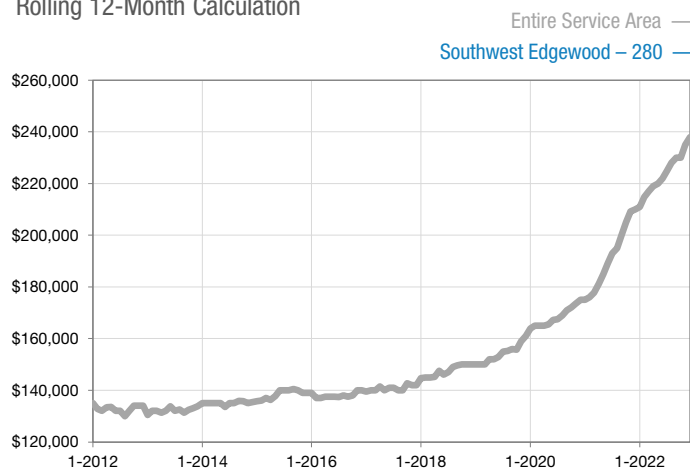
Median Sales Price - Single-Family Detached

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.