Local Market Update for February 2023

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

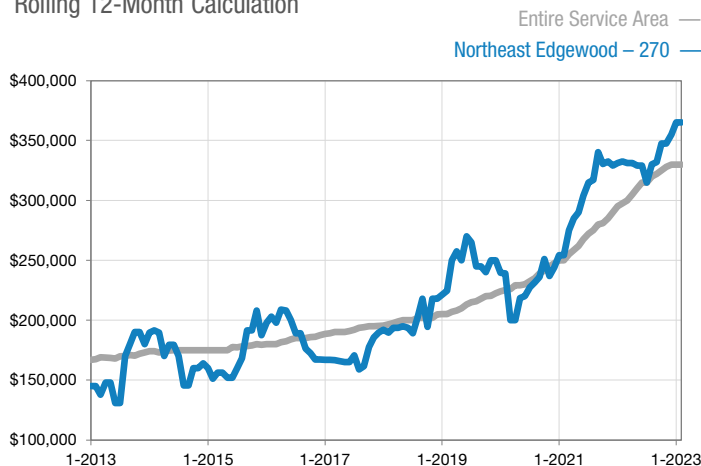| Key Metrics	February 2022	2023	Percent Change	Year to Date Thru 2-2022	Thru 2-2023	Percent Change
New Listings	3	8	+ 166.7%	7	10	+ 42.9%
Pending Sales	6	4	- 33.3%	11	9	- 18.2%
Closed Sales	7	5	- 28.6%	8	7	- 12.5%
Days on Market Until Sale	12	57	+ 375.0%	11	56	+ 409.1%
Median Sales Price*	$305,000	$380,000	+ 24.6%	$325,000	$430,000	+ 32.3%
Average Sales Price*	$326,200	$344,730	+ 5.7%	$328,550	$390,521	+ 18.9%
Percent of List Price Received*	98.8%	97.5%	- 1.3%	99.3%	98.2%	- 1.1%
Inventory of Homes for Sale	1	8	+ 700.0%	--	--	--
Months Supply of Inventory	0.2	2.2	+ 1000.0%	--	--	--

* 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	February 2022	2023	Percent Change	Year to Date Thru 2-2022	Thru 2-2023	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.
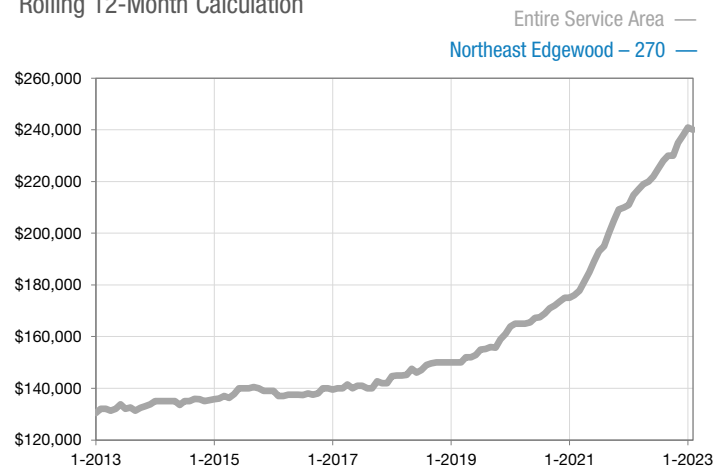
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.