# Local Market Update for March 2023

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

gaar

# Southwest Edgewood – 280

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

## Single-Family Detached

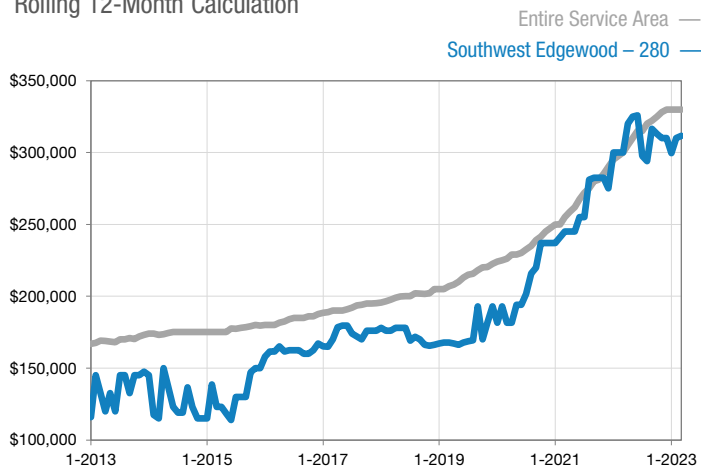| Key Metrics | March | | | Year to Date | | |
| --- | --- | --- | --- | --- | --- | --- |
| | 2022 | 2023 | Percent Change | Thru 3-2022 | Thru 3-2023 | Percent Change |
| New Listings | 4 | 1 | - 75.0% | 6 | 1 | - 83.3% |
| Pending Sales | 1 | 1 | 0.0% | 2 | 2 | 0.0% |
| Closed Sales | 0 | 1 | -- | 1 | 2 | + 100.0% |
| Days on Market Until Sale | -- | 2 | -- | 13 | 94 | + 623.1% |
| Median Sales Price* | -- | $380,000 | -- | $350,000 | $360,000 | + 2.9% |
| Average Sales Price* | -- | $380,000 | -- | $350,000 | $360,000 | + 2.9% |
| Percent of List Price Received* | -- | 100.0% | -- | 100.0% | 92.6% | - 7.4% |
| Inventory of Homes for Sale | 3 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | -- | -- | -- | -- | -- |

* 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

| Key Metrics | March | | | Year to Date | | |
| --- | --- | --- | --- | --- | --- | --- |
| | 2022 | 2023 | Percent Change | Thru 3-2022 | Thru 3-2023 | 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.
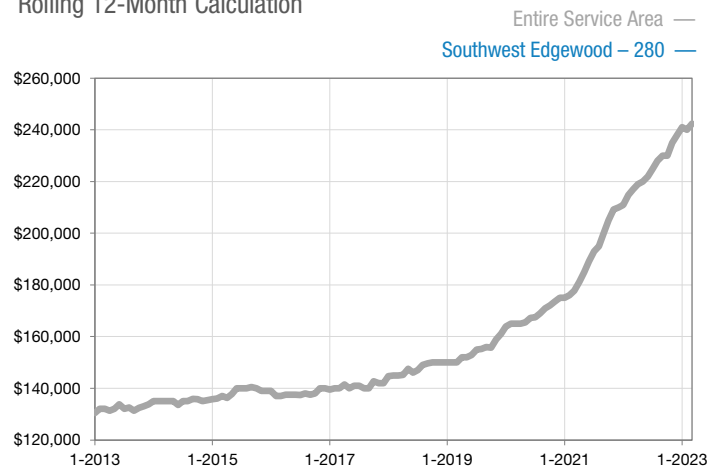
### Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Southwest Edgewood – 280 —



### Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Southwest Edgewood – 280 —



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.