

# Local Market Update for May 2023

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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
<b>Key Metrics</b>						
New Listings	13	5	- 61.5%	27	24	- 11.1%
Pending Sales	6	6	0.0%	21	24	+ 14.3%
Closed Sales	2	4	+ 100.0%	18	21	+ 16.7%
Days on Market Until Sale	1	8	+ 700.0%	22	35	+ 59.1%
Median Sales Price*	\$377,500	<b>\$352,500</b>	- 6.6%	\$325,000	<b>\$385,000</b>	+ 18.5%
Average Sales Price*	\$377,500	<b>\$449,500</b>	+ 19.1%	\$329,967	<b>\$394,031</b>	+ 19.4%
Percent of List Price Received*	103.9%	<b>99.8%</b>	- 3.9%	99.5%	<b>98.0%</b>	- 1.5%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.7	<b>1.3</b>	- 23.5%	--	--	--

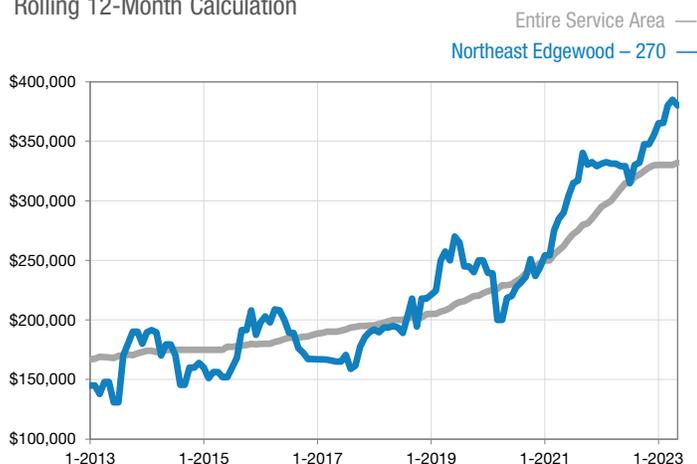
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
<b>Key Metrics</b>						
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.

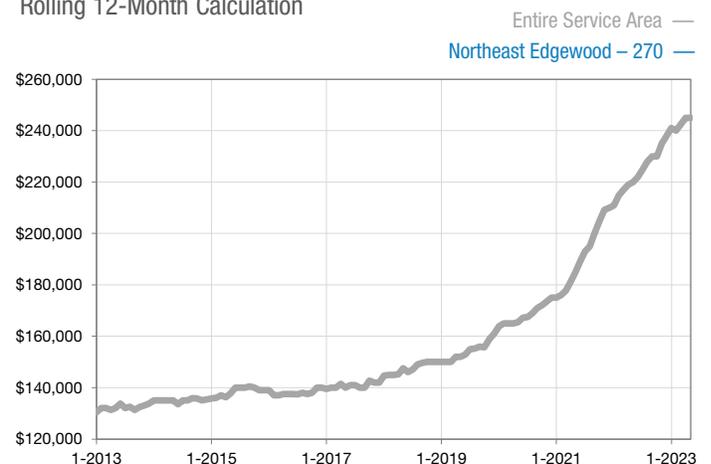
### Median Sales Price - Single-Family Detached

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.