Local Market Update for May 2023

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

gaar

Northwest Edgewood – 250

North of I-40, East of Hwy 217, South of and Including Golden, West of Hwy 344

Single-Family Detached

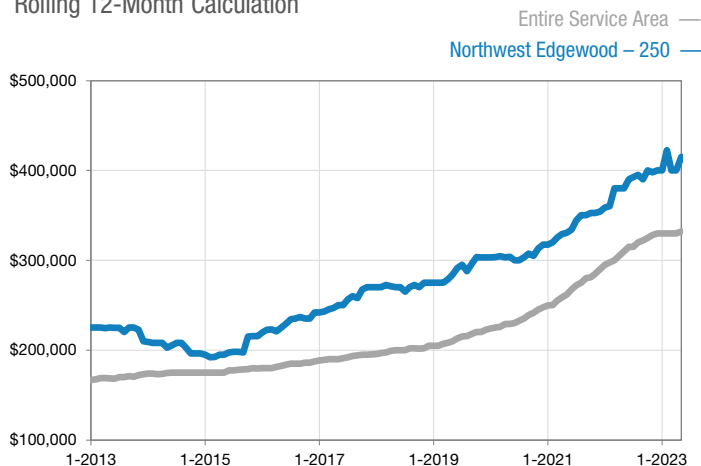| Key Metrics	May 2022	May 2023	Percent Change	Year to Date Thru 5-2022	Year to Date Thru 5-2023	Percent Change
New Listings	12	12	0.0%	55	45	- 18.2%
Pending Sales	10	7	- 30.0%	41	37	- 9.8%
Closed Sales	8	9	+ 12.5%	40	29	- 27.5%
Days on Market Until Sale	33	21	- 36.4%	22	26	+ 18.2%
Median Sales Price*	$397,500	$475,000	+ 19.5%	$422,500	$440,000	+ 4.1%
Average Sales Price*	$583,750	$481,472	- 17.5%	$432,213	$450,907	+ 4.3%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

* 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	May 2022	May 2023	Percent Change	Year to Date Thru 5-2022	Year to Date Thru 5-2023	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.
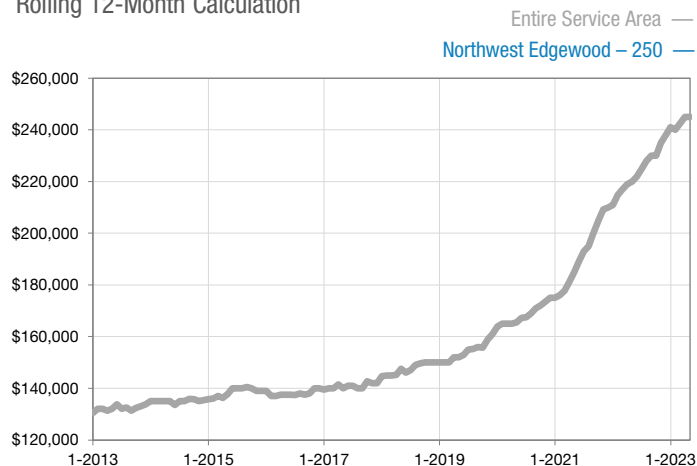
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Northwest Edgewood – 250 —

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

Entire Service Area —
Northwest Edgewood – 250 —

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.