

# Local Market Update for August 2023

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          | August    |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2022      | 2023             | Percent Change | Thru 8-2022  | Thru 8-2023      | Percent Change |
| New Listings                    | 3         | 1                | - 66.7%        | 17           | 14               | - 17.6%        |
| Pending Sales                   | 2         | 1                | - 50.0%        | 10           | 12               | + 20.0%        |
| Closed Sales                    | 1         | 2                | + 100.0%       | 9            | 11               | + 22.2%        |
| Days on Market Until Sale       | 10        | 9                | - 10.0%        | 14           | 33               | + 135.7%       |
| Median Sales Price*             | \$313,000 | <b>\$300,000</b> | - 4.2%         | \$313,000    | <b>\$325,000</b> | + 3.8%         |
| Average Sales Price*            | \$313,000 | <b>\$300,000</b> | - 4.2%         | \$307,222    | <b>\$334,545</b> | + 8.9%         |
| Percent of List Price Received* | 98.1%     | <b>98.4%</b>     | + 0.3%         | 99.5%        | <b>98.1%</b>     | - 1.4%         |
| Inventory of Homes for Sale     | 5         | 3                | - 40.0%        | --           | --               | --             |
| Months Supply of Inventory      | 3.7       | 1.7              | - 54.1%        | --           | --               | --             |

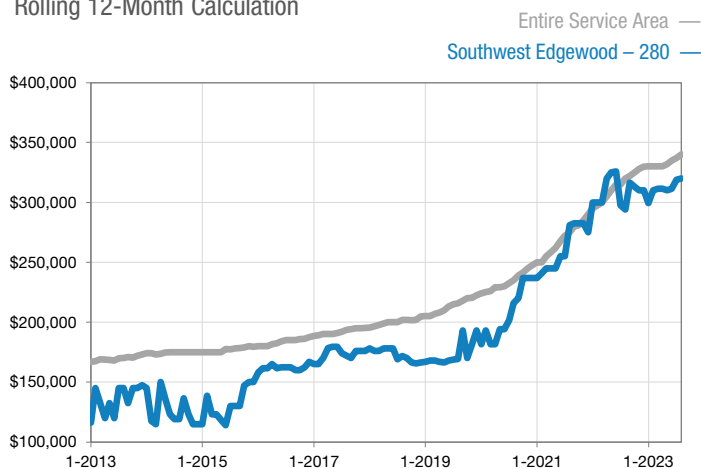
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August |      |                | Year to Date |             |                |
|---------------------------------|--------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2022   | 2023 | Percent Change | Thru 8-2022  | Thru 8-2023 | 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.

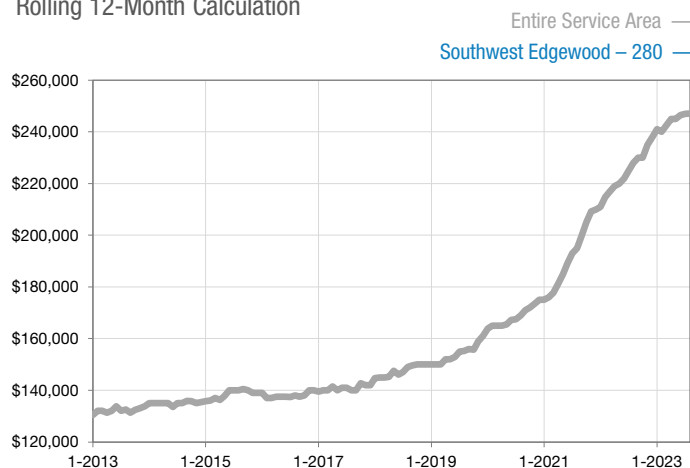
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.