

Local Market Update for September 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

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	10	4	- 60.0%	52	40	- 23.1%
Pending Sales	3	1	- 66.7%	39	37	- 5.1%
Closed Sales	5	4	- 20.0%	39	38	- 2.6%
Days on Market Until Sale	23	6	- 73.9%	21	34	+ 61.9%
Median Sales Price*	\$367,500	\$480,950	+ 30.9%	\$350,000	\$406,000	+ 16.0%
Average Sales Price*	\$402,900	\$481,225	+ 19.4%	\$349,585	\$392,593	+ 12.3%
Percent of List Price Received*	98.0%	100.7%	+ 2.8%	99.7%	98.7%	- 1.0%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

* 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.

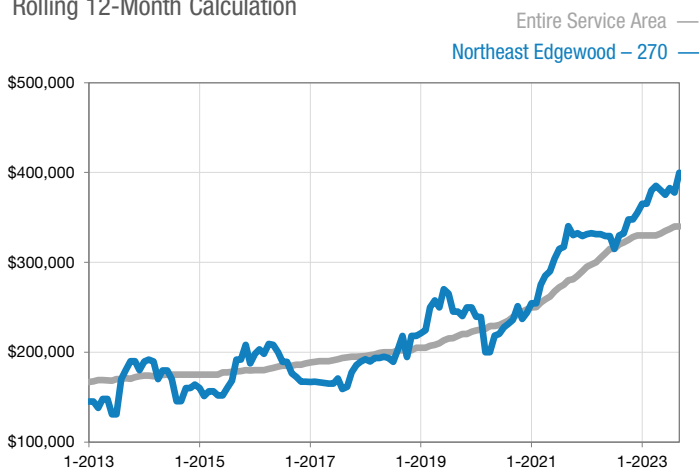
Single-Family Attached

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	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.

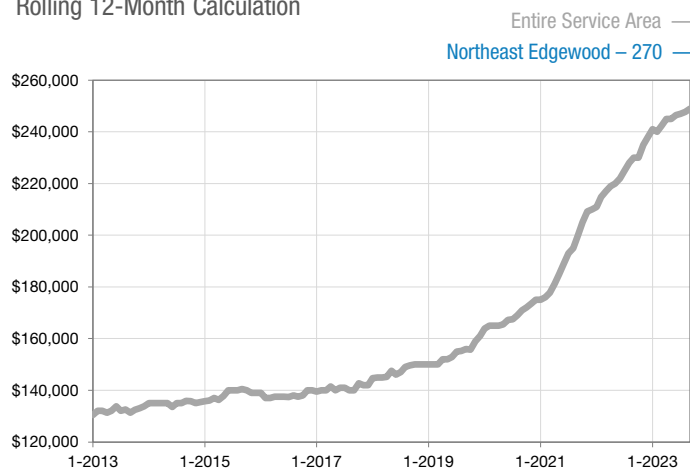
Median Sales Price - Single-Family Detached

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.