

Local Market Update for September 2023

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



Northwest Edgewood – 250

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

Single-Family Detached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	10	10	0.0%	90	78	- 13.3%
Pending Sales	6	7	+ 16.7%	73	58	- 20.5%
Closed Sales	7	4	- 42.9%	76	53	- 30.3%
Days on Market Until Sale	51	31	- 39.2%	22	27	+ 22.7%
Median Sales Price*	\$540,000	\$496,250	- 8.1%	\$410,000	\$445,000	+ 8.5%
Average Sales Price*	\$501,571	\$539,375	+ 7.5%	\$421,342	\$465,930	+ 10.6%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

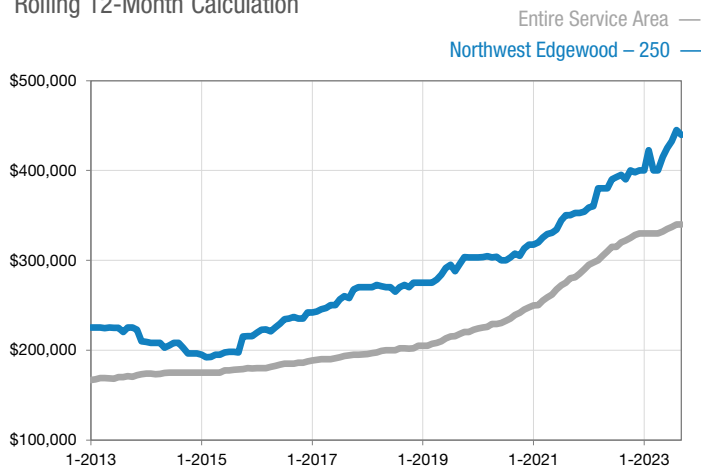
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	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.

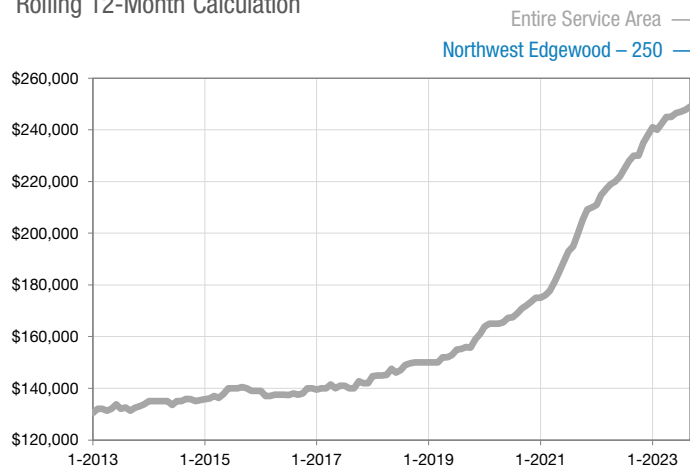
Median Sales Price - Single-Family Detached

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.