

Local Market Update for October 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 | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 2 | 0.0% | 54 | 41 | - 24.1% |
| Pending Sales | 3 | 1 | - 66.7% | 42 | 38 | - 9.5% |
| Closed Sales | 3 | 2 | - 33.3% | 42 | 40 | - 4.8% |
| Days on Market Until Sale | 38 | 7 | - 81.6% | 22 | 32 | + 45.5% |
| Median Sales Price* | \$368,000 | \$396,750 | + 7.8% | \$355,000 | \$406,000 | + 14.4% |
| Average Sales Price* | \$402,746 | \$396,750 | - 1.5% | \$353,382 | \$392,801 | + 11.2% |
| Percent of List Price Received* | 100.0% | 99.3% | - 0.7% | 99.7% | 98.7% | - 1.0% |
| Inventory of Homes for Sale | 8 | 5 | - 37.5% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.5 | - 21.1% | -- | -- | -- |

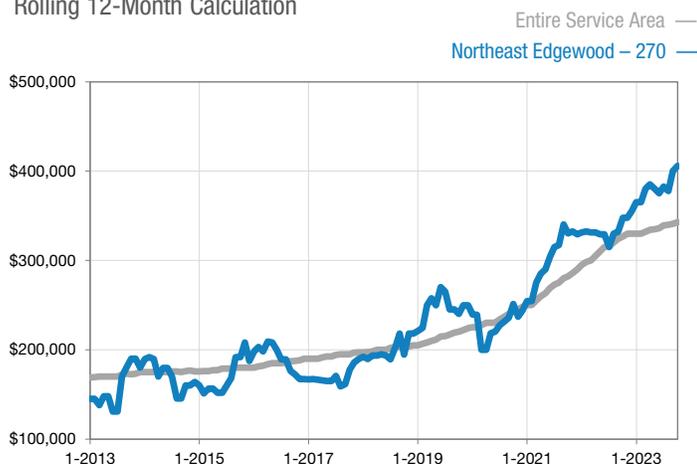
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|--------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| Key Metrics | | | | | | |
| 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.

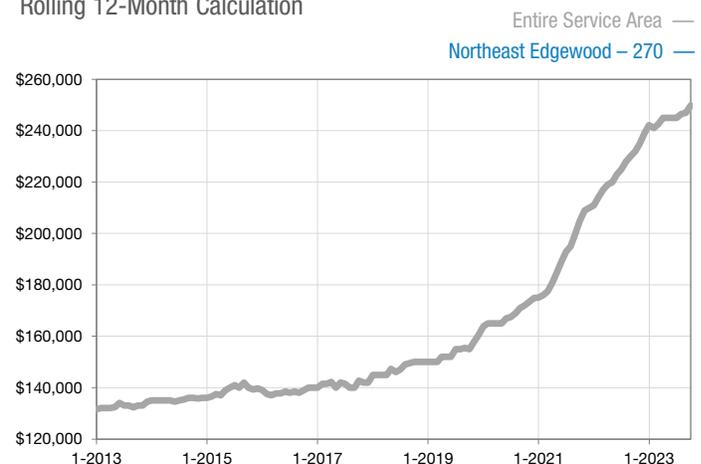
Median Sales Price - Single-Family Detached

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.