

# Local Market Update for October 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	6	7	+ 16.7%	96	84	- 12.5%
Pending Sales	8	3	- 62.5%	81	61	- 24.7%
Closed Sales	4	4	0.0%	80	57	- 28.8%
Days on Market Until Sale	8	25	+ 212.5%	22	27	+ 22.7%
Median Sales Price*	\$467,500	<b>\$476,000</b>	+ 1.8%	\$422,500	<b>\$445,000</b>	+ 5.3%
Average Sales Price*	\$491,750	<b>\$514,250</b>	+ 4.6%	\$424,863	<b>\$469,321</b>	+ 10.5%
Percent of List Price Received*	97.5%	<b>99.9%</b>	+ 2.5%	100.0%	<b>99.2%</b>	- 0.8%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	1.3	3.3	+ 153.8%	--	--	--

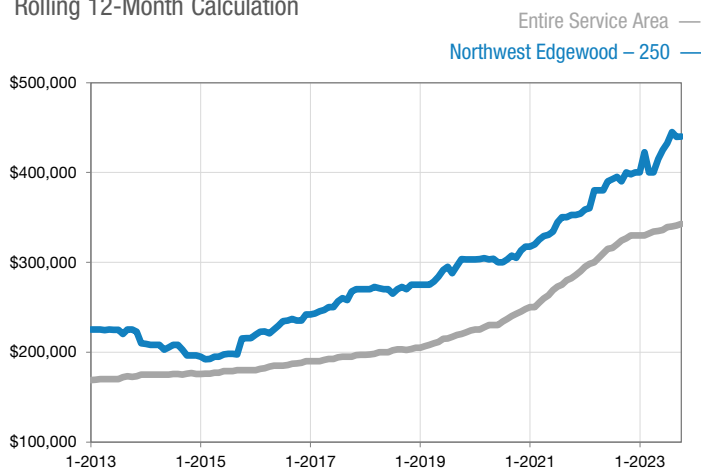
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	1	--	0	1	--
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.

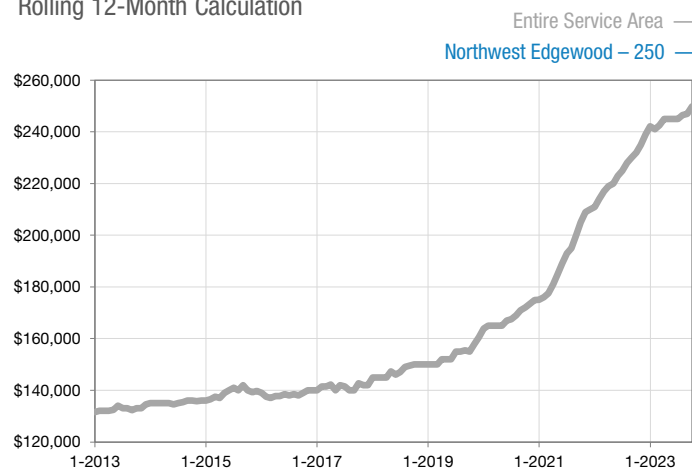
### Median Sales Price - Single-Family Detached

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.