

Local Market Update for November 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	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	100	87	- 13.0%
Pending Sales	3	5	+ 66.7%	84	66	- 21.4%
Closed Sales	8	5	- 37.5%	88	62	- 29.5%
Days on Market Until Sale	23	16	- 30.4%	22	26	+ 18.2%
Median Sales Price*	\$352,450	\$335,000	- 5.0%	\$400,000	\$440,000	+ 10.0%
Average Sales Price*	\$358,988	\$335,000	- 6.7%	\$418,874	\$458,489	+ 9.5%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 115.4%	--	--	--

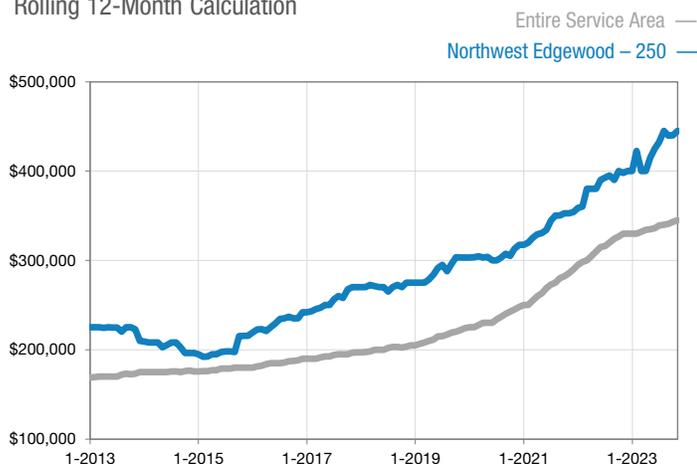
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	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.

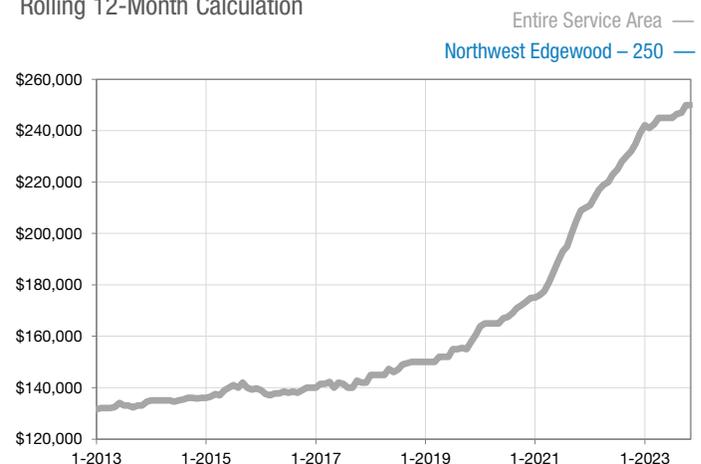
Median Sales Price - Single-Family Detached

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.