Local Market Update for January 2024

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

gaar

Northwest Edgewood – 250

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

Single-Family Detached

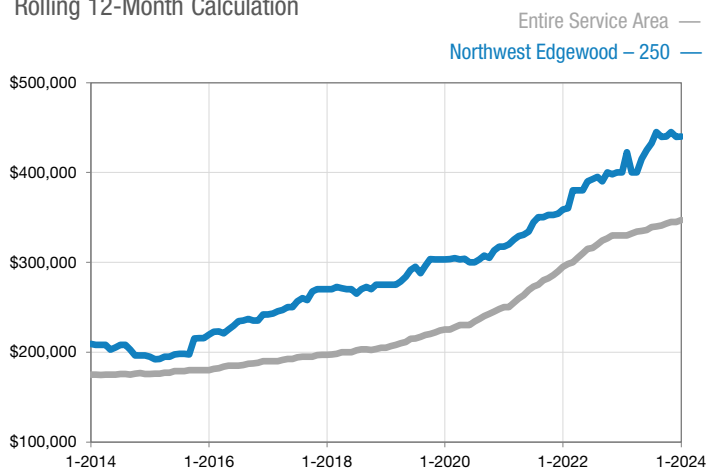| Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	7	2	- 71.4%	7	2	- 71.4%
Pending Sales	7	5	- 28.6%	7	5	- 28.6%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	8	67	+ 737.5%	8	67	+ 737.5%
Median Sales Price*	$400,000	$457,000	+ 14.3%	$400,000	$457,000	+ 14.3%
Average Sales Price*	$409,667	$457,000	+ 11.6%	$409,667	$457,000	+ 11.6%
Percent of List Price Received*	100.1%	96.9%	- 3.2%	100.1%	96.9%	- 3.2%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

* 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	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	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.
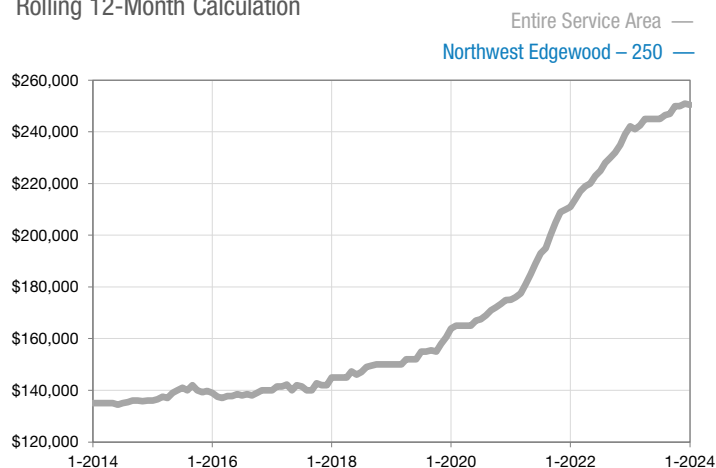
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Northwest Edgewood – 250 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Northwest Edgewood – 250 —

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.