

Local Market Update for December 2024

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	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	89	79	- 11.2%
Pending Sales	1	6	+ 500.0%	67	67	0.0%
Closed Sales	6	5	- 16.7%	68	64	- 5.9%
Days on Market Until Sale	41	29	- 29.3%	27	51	+ 88.9%
Median Sales Price*	\$405,000	\$410,000	+ 1.2%	\$439,500	\$449,000	+ 2.2%
Average Sales Price*	\$417,000	\$446,980	+ 7.2%	\$454,828	\$453,096	- 0.4%
Percent of List Price Received*	97.8%	98.9%	+ 1.1%	99.1%	98.9%	- 0.2%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--

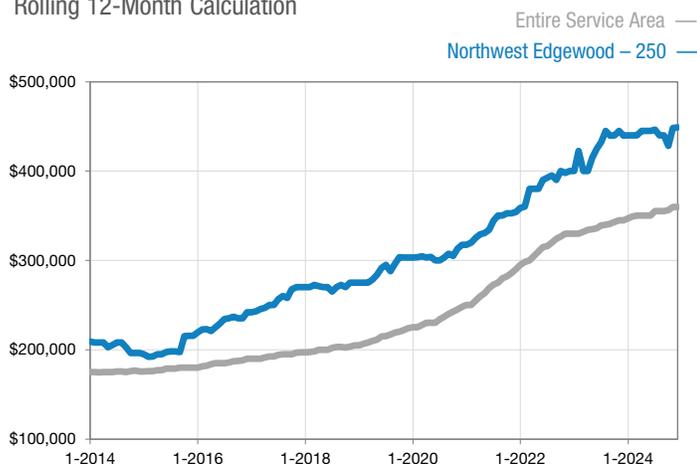
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
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.

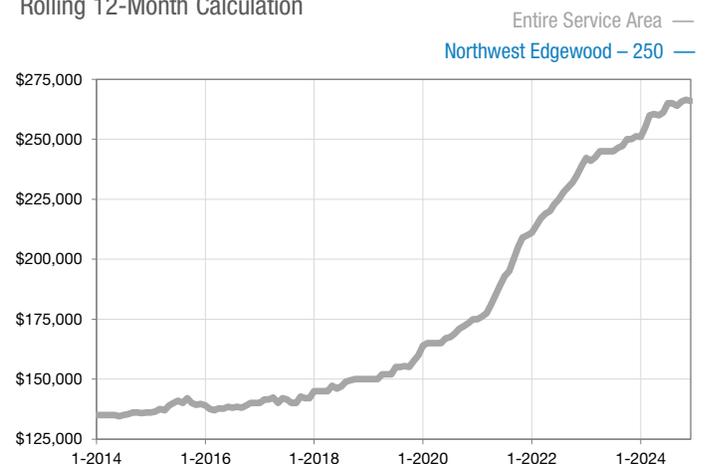
Median Sales Price - Single-Family Detached

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.