



Southwest Edgewood – 280

North of Torrance County Line, South of I-40, East of Hwy 344, West of Lexco Rd

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	0	- 100.0%	10	5	- 50.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	1	—	3	8	+ 166.7%
Days on Market Until Sale	—	38	—	2	62	+ 3,000.0%
Median Sales Price*	—	\$415,000	—	\$369,000	\$407,500	+ 10.4%
Average Sales Price*	—	\$415,000	—	\$350,000	\$392,625	+ 12.2%
Percent of List Price Received*	—	89.2%	—	100.7%	96.5%	- 4.2%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	4.3	—	—	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% 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.

