

# Local Market Update for June 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          | June      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2023      | 2024             | Percent Change | Thru 6-2023  | Thru 6-2024      | Percent Change |
| New Listings                    | 6         | 8                | + 33.3%        | 50           | 43               | - 14.0%        |
| Pending Sales                   | 6         | 3                | - 50.0%        | 41           | 28               | - 31.7%        |
| Closed Sales                    | 10        | 6                | - 40.0%        | 39           | 26               | - 33.3%        |
| Days on Market Until Sale       | 11        | 25               | + 127.3%       | 22           | 56               | + 154.5%       |
| Median Sales Price*             | \$423,750 | <b>\$403,950</b> | - 4.7%         | \$439,000    | <b>\$449,000</b> | + 2.3%         |
| Average Sales Price*            | \$431,850 | <b>\$412,983</b> | - 4.4%         | \$446,021    | <b>\$432,381</b> | - 3.1%         |
| Percent of List Price Received* | 99.7%     | <b>101.1%</b>    | + 1.4%         | 99.1%        | <b>99.8%</b>     | + 0.7%         |
| Inventory of Homes for Sale     | 8         | 20               | + 150.0%       | --           | --               | --             |
| Months Supply of Inventory      | 1.3       | 4.4              | + 238.5%       | --           | --               | --             |

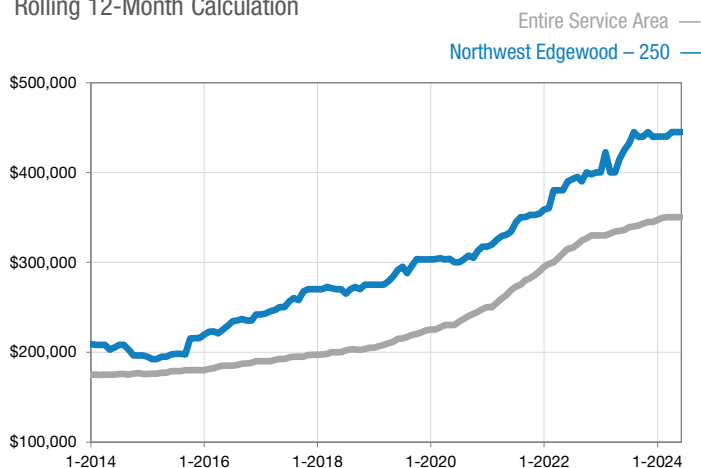
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | June |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2023 | 2024 | Percent Change | Thru 6-2023  | Thru 6-2024 | 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.

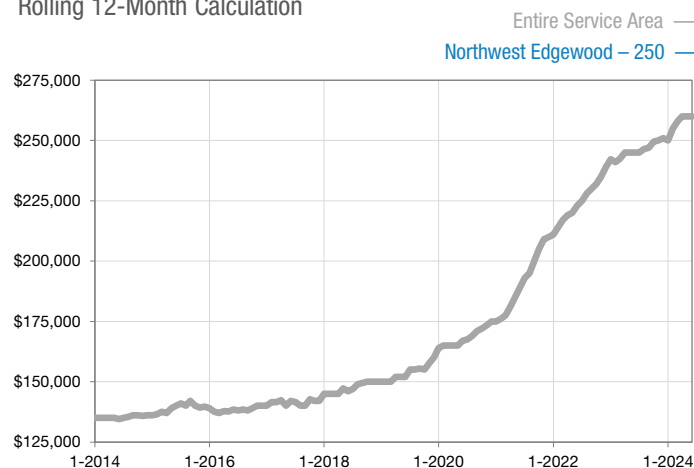
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.