

Local Market Update for October 2024

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



Northeast Edgewood – 270

North of I-40, East of Hwy 344, West of Lexco Rd

Single-Family Detached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	2	6	+ 200.0%	41	49	+ 19.5%
Pending Sales	1	4	+ 300.0%	38	34	- 10.5%
Closed Sales	2	4	+ 100.0%	40	33	- 17.5%
Days on Market Until Sale	7	36	+ 414.3%	32	31	- 3.1%
Median Sales Price*	\$396,750	\$515,000	+ 29.8%	\$406,000	\$380,000	- 6.4%
Average Sales Price*	\$396,750	\$521,250	+ 31.4%	\$392,801	\$421,709	+ 7.4%
Percent of List Price Received*	99.3%	101.7%	+ 2.4%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	1.5	3.8	+ 153.3%	--	--	--

* 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.

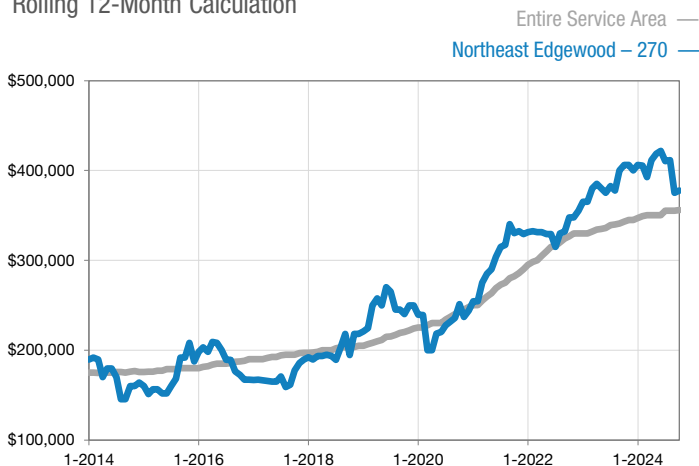
Single-Family Attached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	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.

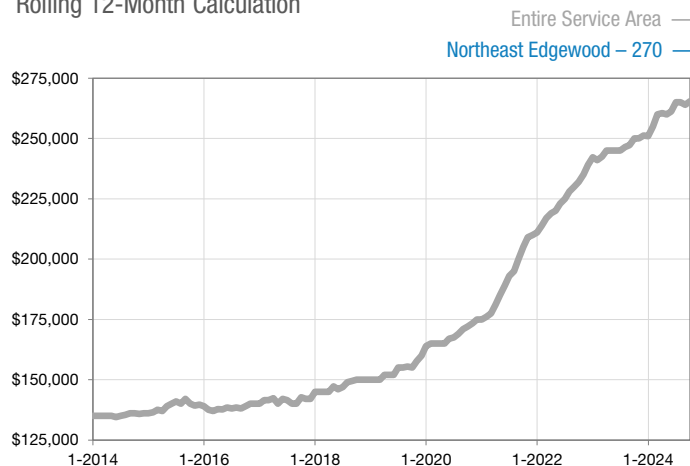
Median Sales Price - Single-Family Detached

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.