

Local Market Update for October 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	84	73	- 13.1%
Pending Sales	3	7	+ 133.3%	61	57	- 6.6%
Closed Sales	4	5	+ 25.0%	57	52	- 8.8%
Days on Market Until Sale	25	35	+ 40.0%	27	48	+ 77.8%
Median Sales Price*	\$476,000	\$360,000	- 24.4%	\$445,000	\$446,500	+ 0.3%
Average Sales Price*	\$514,250	\$392,900	- 23.6%	\$469,321	\$441,664	- 5.9%
Percent of List Price Received*	99.9%	98.3%	- 1.6%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	3.3	3.0	- 9.1%	--	--	--

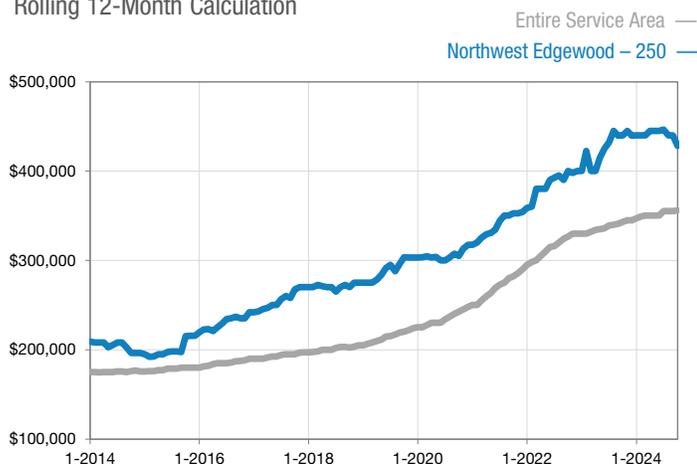
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	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.

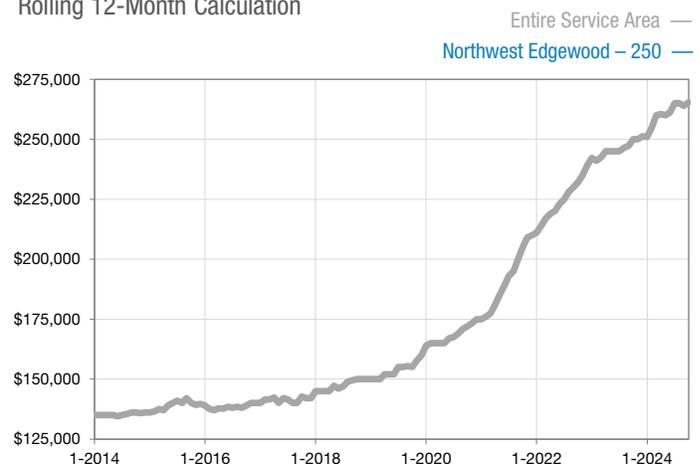
Median Sales Price - Single-Family Detached

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.