

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 |
| 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% | -- | -- | -- |

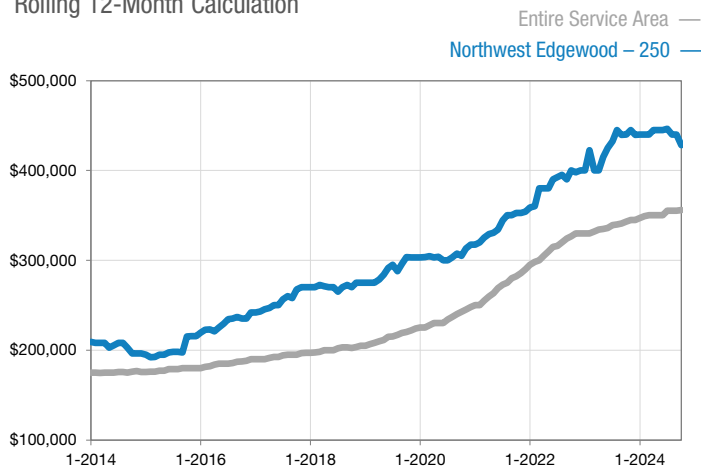
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| 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.

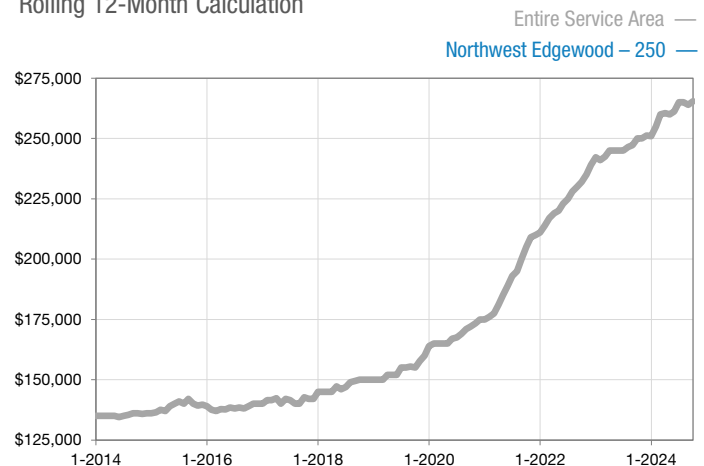
Median Sales Price - Single-Family Detached

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.