

# 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          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2023      | 2024             | Percent Change | Thru 10-2023 | Thru 10-2024     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| 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 | <b>\$515,000</b> | + 29.8%        | \$406,000    | <b>\$380,000</b> | - 6.4%         |
| Average Sales Price*            | \$396,750 | <b>\$521,250</b> | + 31.4%        | \$392,801    | <b>\$421,709</b> | + 7.4%         |
| Percent of List Price Received* | 99.3%     | <b>101.7%</b>    | + 2.4%         | 98.7%        | <b>99.2%</b>     | + 0.5%         |
| Inventory of Homes for Sale     | 5         | 12               | + 140.0%       | --           | --               | --             |
| Months Supply of Inventory      | 1.5       | 3.8              | + 153.3%       | --           | --               | --             |

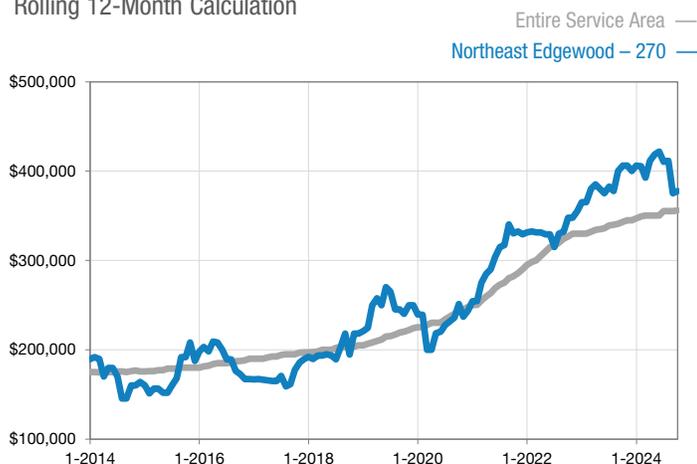
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | October |      |                | Year to Date |              |                |
|---------------------------------|---------|------|----------------|--------------|--------------|----------------|
|                                 | 2023    | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| <b>Key Metrics</b>              |         |      |                |              |              |                |
| 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.

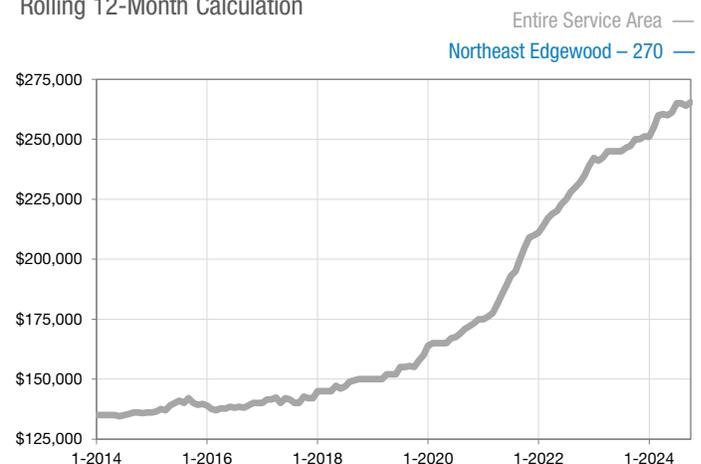
### Median Sales Price - Single-Family Detached

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.