

Local Market Update for July 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	5	2	- 60.0%	30	32	+ 6.7%
Pending Sales	5	4	- 20.0%	32	22	- 31.3%
Closed Sales	4	5	+ 25.0%	29	23	- 20.7%
Days on Market Until Sale	42	31	- 26.2%	37	27	- 27.0%
Median Sales Price*	\$464,500	\$268,000	- 42.3%	\$385,000	\$375,000	- 2.6%
Average Sales Price*	\$413,500	\$328,780	- 20.5%	\$389,781	\$414,191	+ 6.3%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.8	3.0	+ 275.0%	--	--	--

* 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.

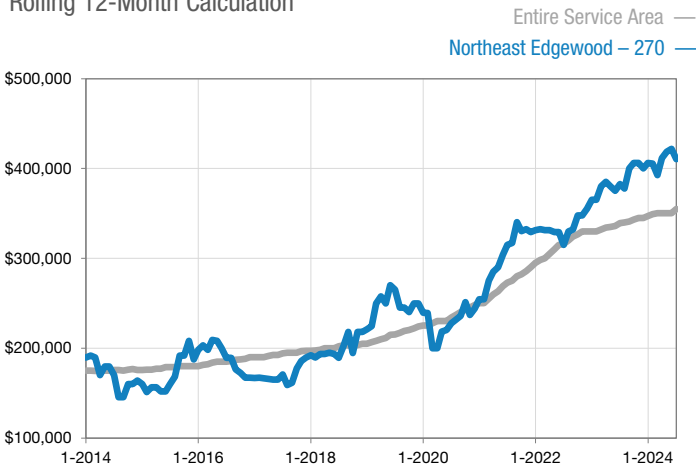
Single-Family Attached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	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.

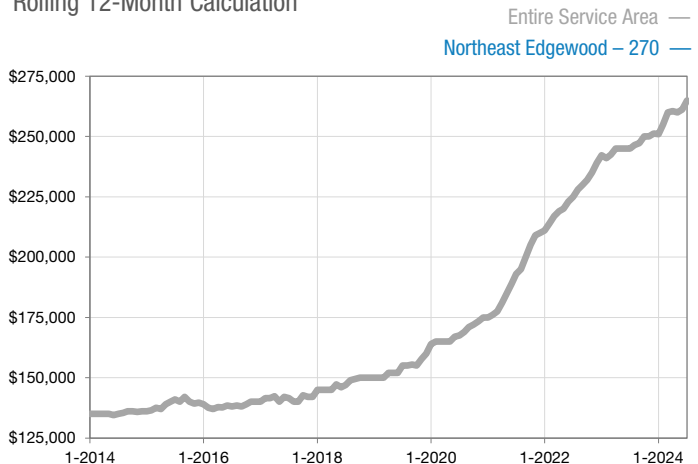
Median Sales Price - Single-Family Detached

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.