Local Market Update for November 2020

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

gaar

Northeast Edgewood – 270

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

Single-Family Detached

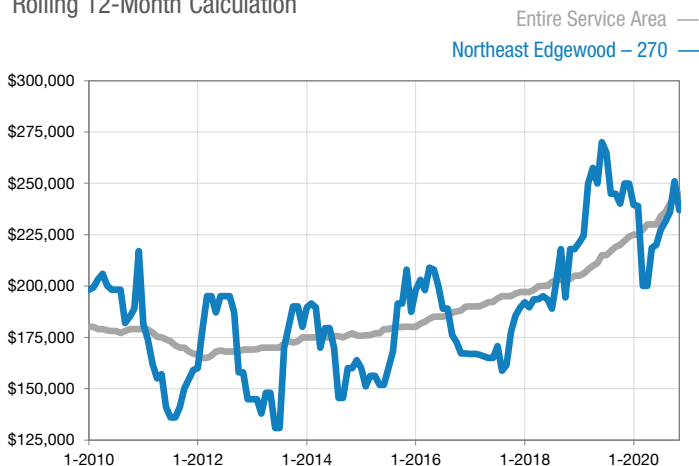| Key Metrics	November 2019	November 2020	November Percent Change	Year to Date Thru 11-2019	Year to Date Thru 11-2020	Year to Date Percent Change
New Listings	5	2	- 60.0%	52	38	- 26.9%
Pending Sales	4	3	- 25.0%	41	40	- 2.4%
Closed Sales	4	6	+ 50.0%	40	40	0.0%
Days on Market Until Sale	170	8	- 95.3%	54	50	- 7.4%
Median Sales Price*	$349,500	$241,750	- 30.8%	$244,950	$237,000	- 3.2%
Average Sales Price*	$301,250	$258,750	- 14.1%	$254,395	$284,795	+ 11.9%
Percent of List Price Received*	97.3%	99.4%	+ 2.2%	98.1%	99.1%	+ 1.0%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	3.2	0.9	- 71.9%	--	--	--

* 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	November 2019	November 2020	November Percent Change	Year to Date Thru 11-2019	Year to Date Thru 11-2020	Year to Date 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.
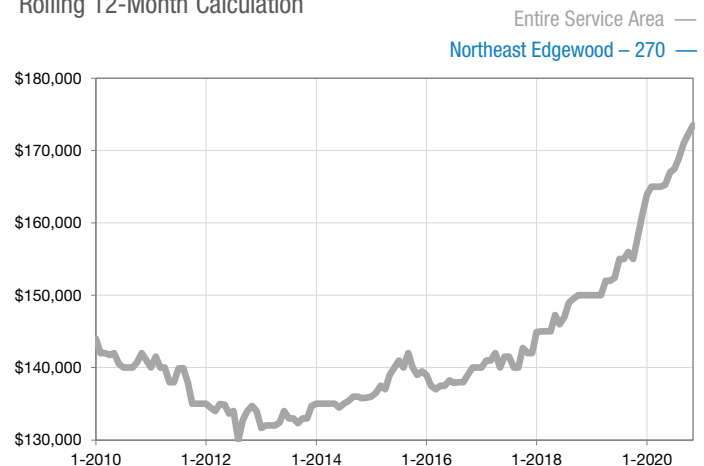
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Northeast Edgewood – 270 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Northeast Edgewood – 270 —

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.