

Local Market Update for July 2020

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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	35	21	- 40.0%
Pending Sales	3	6	+ 100.0%	23	26	+ 13.0%
Closed Sales	7	4	- 42.9%	22	23	+ 4.5%
Days on Market Until Sale	38	108	+ 184.2%	38	73	+ 92.1%
Median Sales Price*	\$194,000	\$208,000	+ 7.2%	\$259,950	\$228,000	- 12.3%
Average Sales Price*	\$218,071	\$272,750	+ 25.1%	\$261,973	\$274,713	+ 4.9%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	4.8	0.8	- 83.3%	--	--	--

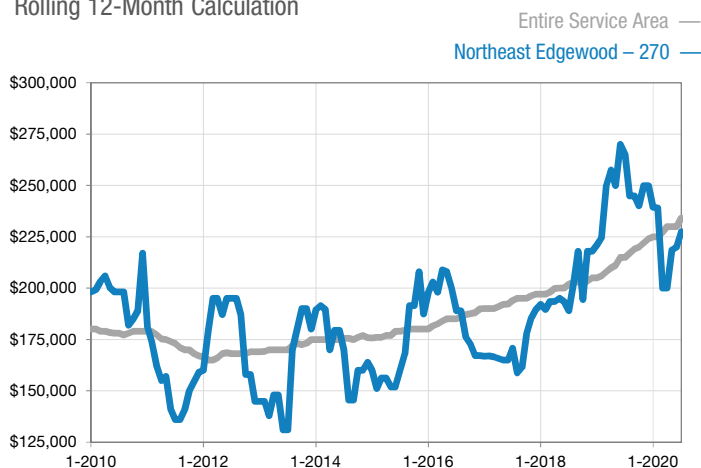
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
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.

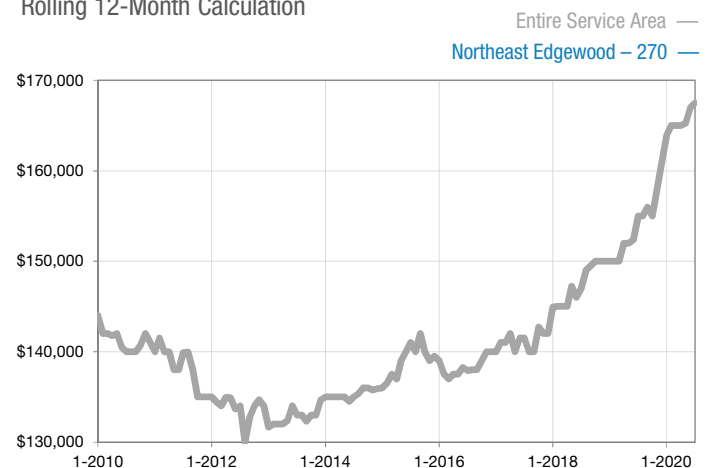
Median Sales Price - Single-Family Detached

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.