

Local Market Update for February 2024

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	11	29	+ 163.6%	30	41	+ 36.7%
Pending Sales	19	23	+ 21.1%	39	41	+ 5.1%
Closed Sales	18	19	+ 5.6%	31	33	+ 6.5%
Days on Market Until Sale	18	15	- 16.7%	24	23	- 4.2%
Median Sales Price*	\$325,750	\$370,000	+ 13.6%	\$338,500	\$369,000	+ 9.0%
Average Sales Price*	\$357,536	\$384,742	+ 7.6%	\$361,021	\$383,124	+ 6.1%
Percent of List Price Received*	99.1%	101.1%	+ 2.0%	99.3%	100.0%	+ 0.7%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

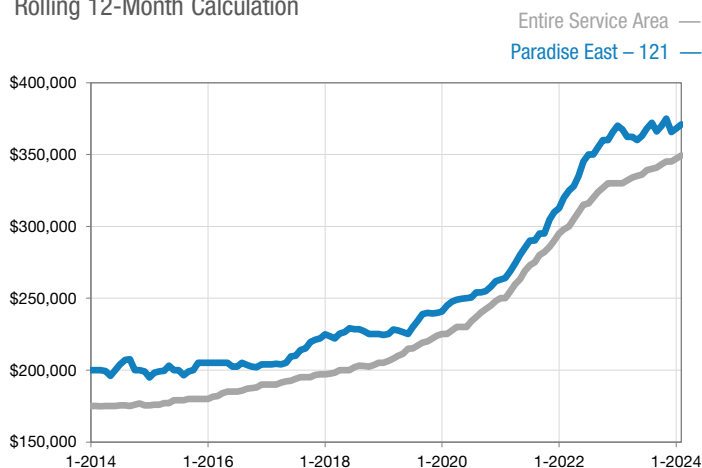
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	0	3	--	3	3	0.0%
Pending Sales	1	1	0.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	32	--	--	25	4	- 84.0%
Median Sales Price*	\$275,000	--	--	\$253,750	\$218,000	- 14.1%
Average Sales Price*	\$275,000	--	--	\$259,583	\$218,000	- 16.0%
Percent of List Price Received*	98.2%	--	--	98.0%	101.4%	+ 3.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.2	--	--	--	--

* 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.

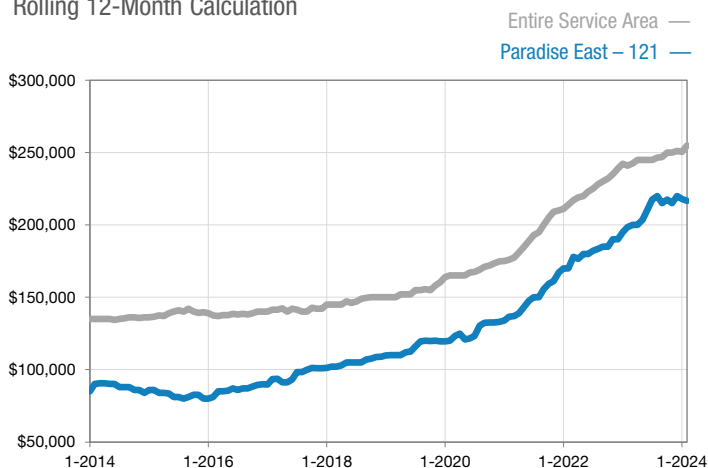
Median Sales Price - Single-Family Detached

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.