

Local Market Update for February 2024

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



Paradise West – 120

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

| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 30 | 33 | + 10.0% | 61 | 76 | + 24.6% |
| Pending Sales | 33 | 38 | + 15.2% | 69 | 75 | + 8.7% |
| Closed Sales | 32 | 32 | 0.0% | 50 | 51 | + 2.0% |
| Days on Market Until Sale | 32 | 33 | + 3.1% | 26 | 36 | + 38.5% |
| Median Sales Price* | \$325,000 | \$328,500 | + 1.1% | \$319,500 | \$330,000 | + 3.3% |
| Average Sales Price* | \$334,281 | \$336,883 | + 0.8% | \$331,374 | \$339,691 | + 2.5% |
| Percent of List Price Received* | 100.2% | 100.7% | + 0.5% | 100.0% | 99.9% | - 0.1% |
| Inventory of Homes for Sale | 22 | 22 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.7 | + 16.7% | -- | -- | -- |

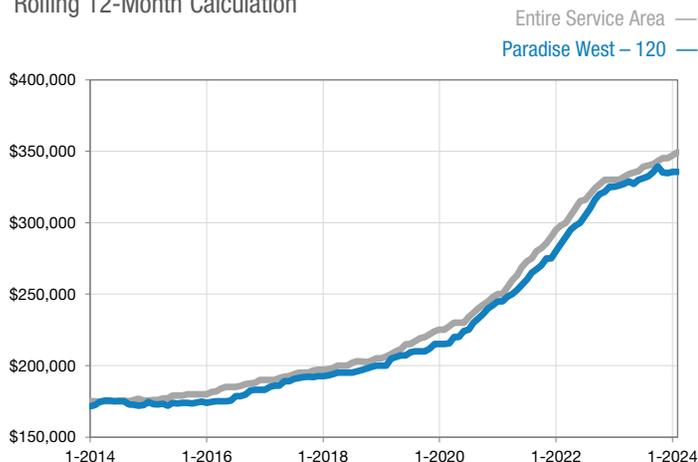
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|----------|----------|----------------|--------------|-------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | 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.

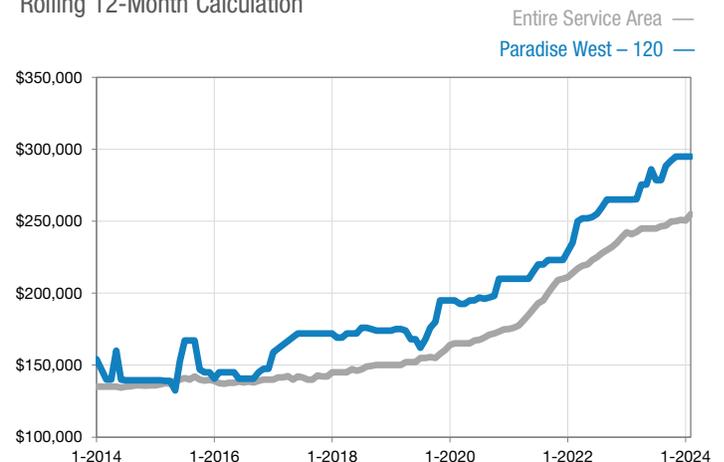
Median Sales Price - Single-Family Detached

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.