

# 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 |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2023      | 2024             | Percent Change | Thru 2-2023  | Thru 2-2024      | Percent Change |
| 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 | <b>\$328,500</b> | + 1.1%         | \$319,500    | <b>\$330,000</b> | + 3.3%         |
| Average Sales Price*            | \$334,281 | <b>\$336,883</b> | + 0.8%         | \$331,374    | <b>\$339,691</b> | + 2.5%         |
| Percent of List Price Received* | 100.2%    | <b>100.7%</b>    | + 0.5%         | 100.0%       | <b>99.9%</b>     | - 0.1%         |
| Inventory of Homes for Sale     | 22        | 22               | 0.0%           | --           | --               | --             |
| Months Supply of Inventory      | 0.6       | 0.7              | + 16.7%        | --           | --               | --             |

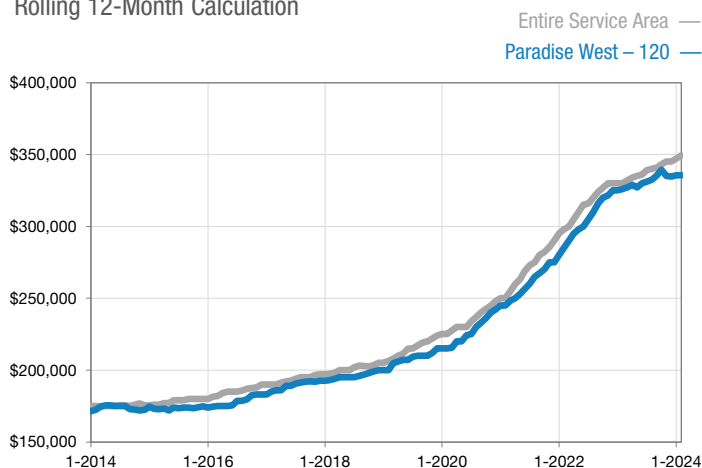
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

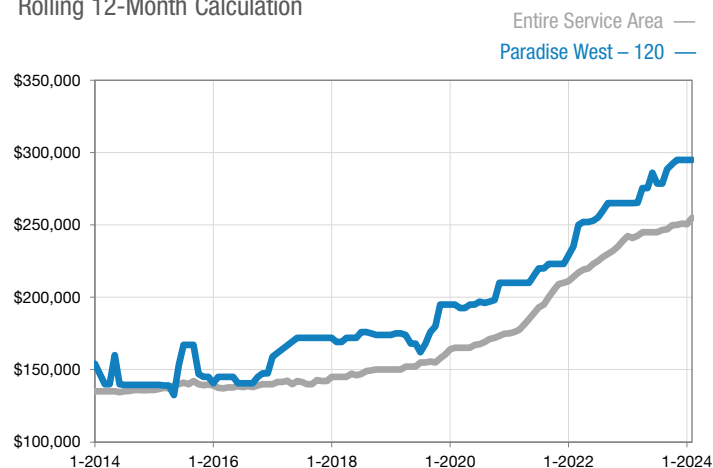
### Median Sales Price - Single-Family Detached

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.