

Local Market Update for May 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	36	45	+ 25.0%	157	203	+ 29.3%
Pending Sales	28	36	+ 28.6%	158	176	+ 11.4%
Closed Sales	31	37	+ 19.4%	144	161	+ 11.8%
Days on Market Until Sale	12	15	+ 25.0%	21	24	+ 14.3%
Median Sales Price*	\$325,000	\$360,000	+ 10.8%	\$326,875	\$352,500	+ 7.8%
Average Sales Price*	\$341,018	\$372,303	+ 9.2%	\$335,058	\$354,934	+ 5.9%
Percent of List Price Received*	100.7%	99.6%	- 1.1%	100.4%	99.5%	- 0.9%
Inventory of Homes for Sale	23	40	+ 73.9%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

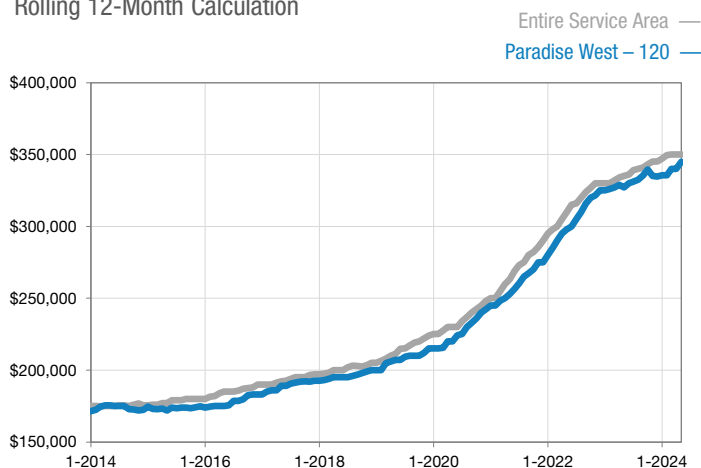
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	1	--	0	2	--
Pending Sales	0	1	--	0	1	--
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	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

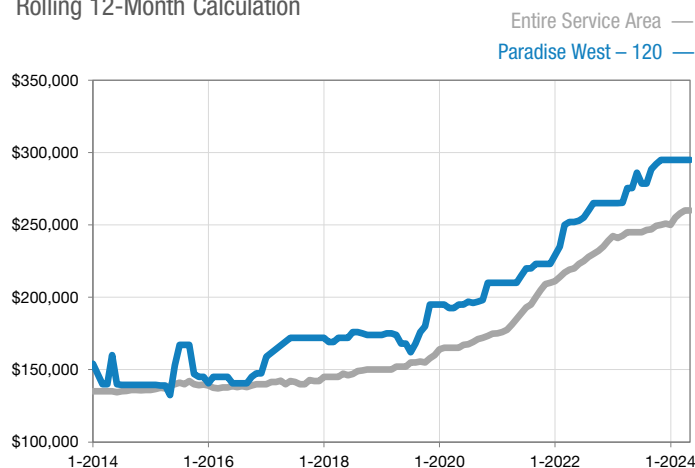
Median Sales Price - Single-Family Detached

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.