

Local Market Update for May 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	24	23	- 4.2%	110	123	+ 11.8%
Pending Sales	24	26	+ 8.3%	102	114	+ 11.8%
Closed Sales	26	23	- 11.5%	94	102	+ 8.5%
Days on Market Until Sale	8	31	+ 287.5%	19	25	+ 31.6%
Median Sales Price*	\$389,000	\$420,000	+ 8.0%	\$360,000	\$385,000	+ 6.9%
Average Sales Price*	\$418,481	\$445,598	+ 6.5%	\$375,959	\$415,166	+ 10.4%
Percent of List Price Received*	101.3%	99.4%	- 1.9%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

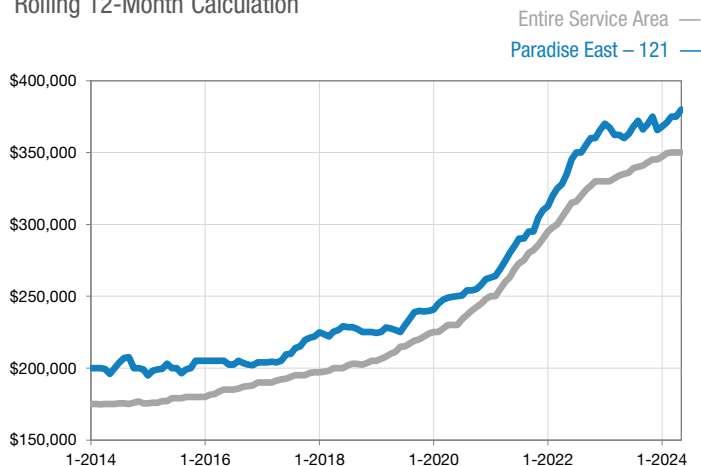
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	4	1	- 75.0%	11	7	- 36.4%
Pending Sales	5	2	- 60.0%	11	4	- 63.6%
Closed Sales	3	0	- 100.0%	8	3	- 62.5%
Days on Market Until Sale	8	--	--	19	5	- 73.7%
Median Sales Price*	\$220,000	--	--	\$237,500	\$218,000	- 8.2%
Average Sales Price*	\$208,333	--	--	\$238,281	\$232,333	- 2.5%
Percent of List Price Received*	103.7%	--	--	101.6%	102.5%	+ 0.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

* 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.

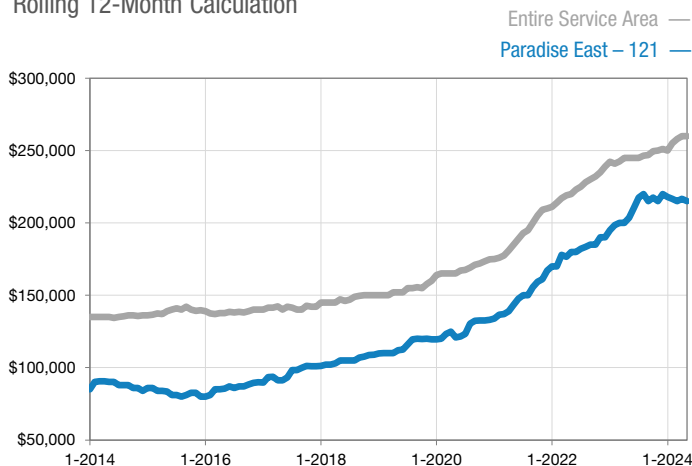
Median Sales Price - Single-Family Detached

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.