

# Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	20	<b>33</b>	+ 65.0%	192	<b>204</b>	+ 6.3%
Pending Sales	22	<b>17</b>	- 22.7%	164	<b>167</b>	+ 1.8%
Closed Sales	21	<b>21</b>	0.0%	156	<b>162</b>	+ 3.8%
Days on Market Until Sale	15	<b>19</b>	+ 26.7%	19	<b>22</b>	+ 15.8%
Median Sales Price*	\$365,000	<b>\$353,000</b>	- 3.3%	\$370,950	<b>\$385,000</b>	+ 3.8%
Average Sales Price*	\$383,081	<b>\$382,890</b>	- 0.0%	\$386,154	<b>\$411,022</b>	+ 6.4%
Percent of List Price Received*	100.2%	<b>100.5%</b>	+ 0.3%	100.0%	<b>99.7%</b>	- 0.3%
Inventory of Homes for Sale	23	<b>33</b>	+ 43.5%	--	--	--
Months Supply of Inventory	1.1	<b>1.7</b>	+ 54.5%	--	--	--

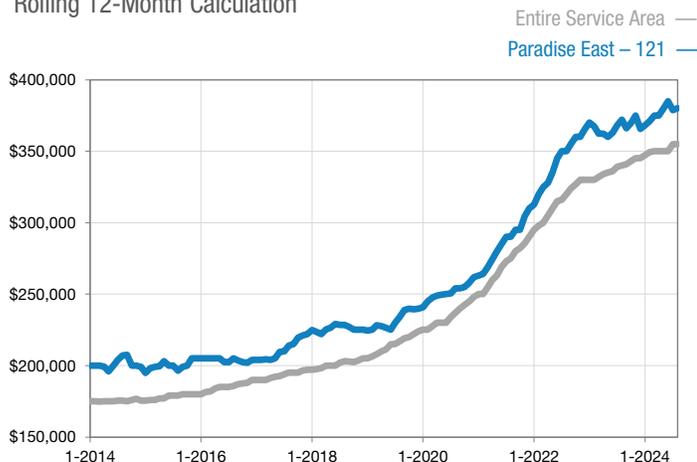
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	2	<b>7</b>	+ 250.0%	14	<b>15</b>	+ 7.1%
Pending Sales	1	<b>1</b>	0.0%	14	<b>5</b>	- 64.3%
Closed Sales	1	<b>0</b>	- 100.0%	14	<b>5</b>	- 64.3%
Days on Market Until Sale	9	--	--	15	<b>20</b>	+ 33.3%
Median Sales Price*	\$300,000	--	--	\$222,500	<b>\$225,500</b>	+ 1.3%
Average Sales Price*	\$300,000	--	--	\$246,089	<b>\$256,500</b>	+ 4.2%
Percent of List Price Received*	101.7%	--	--	101.0%	<b>102.3%</b>	+ 1.3%
Inventory of Homes for Sale	1	<b>5</b>	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	<b>3.6</b>	+ 620.0%	--	--	--

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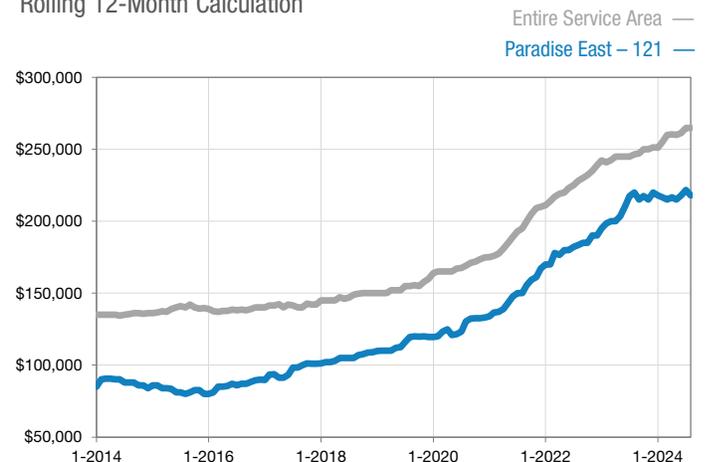
### Median Sales Price - Single-Family Detached

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.