

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	37	41	+ 10.8%	279	329	+ 17.9%
Pending Sales	34	29	- 14.7%	258	279	+ 8.1%
Closed Sales	34	48	+ 41.2%	237	273	+ 15.2%
Days on Market Until Sale	15	23	+ 53.3%	18	24	+ 33.3%
Median Sales Price*	\$346,119	\$348,500	+ 0.7%	\$336,700	\$354,000	+ 5.1%
Average Sales Price*	\$346,936	\$360,554	+ 3.9%	\$341,225	\$356,468	+ 4.5%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	100.4%	99.5%	- 0.9%
Inventory of Homes for Sale	34	49	+ 44.1%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

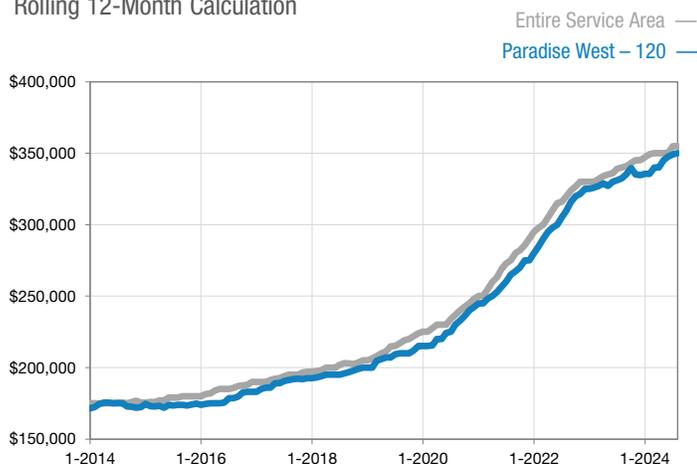
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	0	2	--
Days on Market Until Sale	--	--	--	--	4	--
Median Sales Price*	--	--	--	--	\$296,000	--
Average Sales Price*	--	--	--	--	\$296,000	--
Percent of List Price Received*	--	--	--	--	99.5%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.

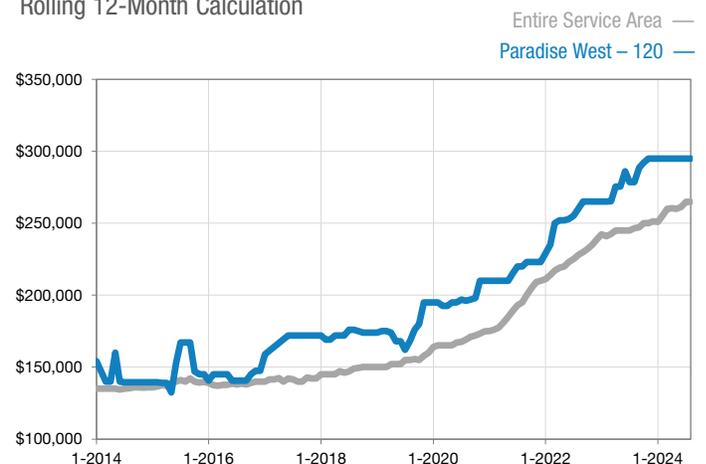
Median Sales Price - Single-Family Detached

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.