

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

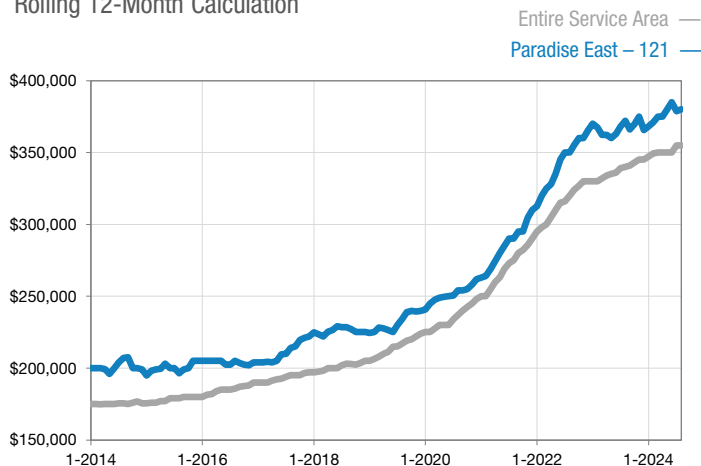
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

\* 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.

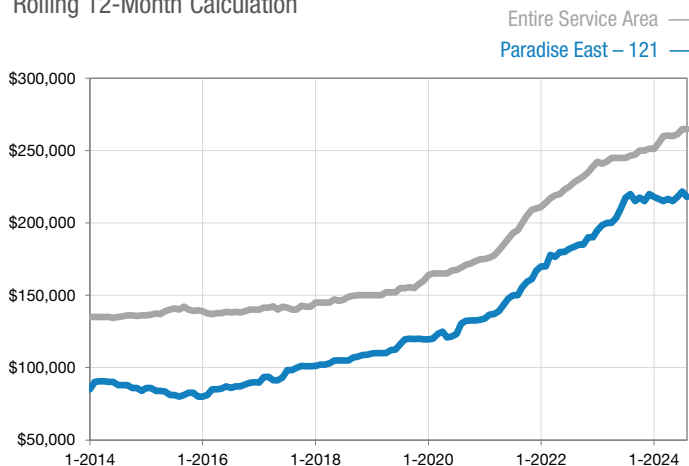
### Median Sales Price - Single-Family Detached

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.