

# Local Market Update for September 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	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	29	22	- 24.1%	221	226	+ 2.3%
Pending Sales	16	23	+ 43.8%	180	189	+ 5.0%
Closed Sales	21	15	- 28.6%	177	177	0.0%
Days on Market Until Sale	24	31	+ 29.2%	19	23	+ 21.1%
Median Sales Price*	\$370,000	\$375,000	+ 1.4%	\$370,000	\$385,000	+ 4.1%
Average Sales Price*	\$391,566	\$399,200	+ 1.9%	\$386,796	\$410,020	+ 6.0%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	34	30	- 11.8%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

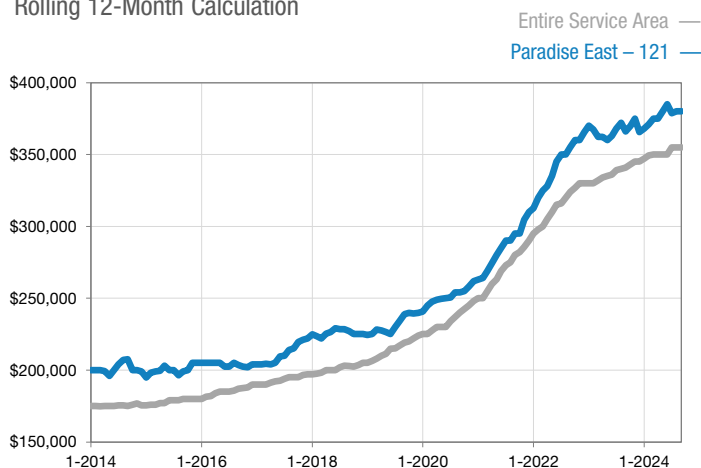
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	2	1	- 50.0%	16	16	0.0%
Pending Sales	2	3	+ 50.0%	16	8	- 50.0%
Closed Sales	1	2	+ 100.0%	15	7	- 53.3%
Days on Market Until Sale	3	21	+ 600.0%	14	20	+ 42.9%
Median Sales Price*	\$196,000	\$162,750	- 17.0%	\$220,000	\$218,000	- 0.9%
Average Sales Price*	\$196,000	\$162,750	- 17.0%	\$242,750	\$229,714	- 5.4%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	2.0	+ 300.0%	--	--	--

\* 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.

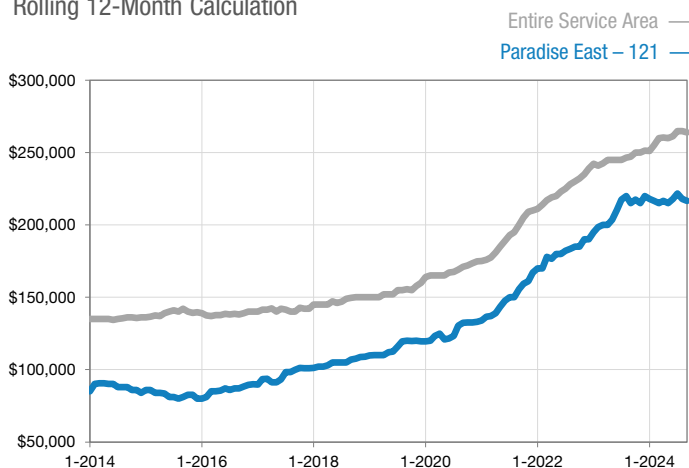
### Median Sales Price - Single-Family Detached

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.