

Local Market Update for September 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	41	37	- 9.8%	320	367	+ 14.7%
Pending Sales	30	22	- 26.7%	288	299	+ 3.8%
Closed Sales	33	20	- 39.4%	270	293	+ 8.5%
Days on Market Until Sale	17	19	+ 11.8%	18	23	+ 27.8%
Median Sales Price*	\$352,500	\$376,000	+ 6.7%	\$338,500	\$355,000	+ 4.9%
Average Sales Price*	\$360,948	\$378,288	+ 4.8%	\$343,636	\$357,958	+ 4.2%
Percent of List Price Received*	99.5%	100.2%	+ 0.7%	100.3%	99.6%	- 0.7%
Inventory of Homes for Sale	39	59	+ 51.3%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

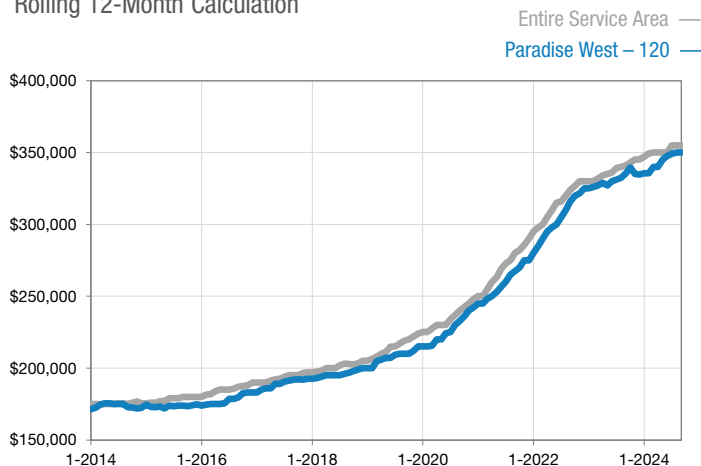
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	1	--	--	1	4	+ 300.0%
Median Sales Price*	\$285,000	--	--	\$285,000	\$296,000	+ 3.9%
Average Sales Price*	\$285,000	--	--	\$285,000	\$296,000	+ 3.9%
Percent of List Price Received*	100.0%	--	--	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

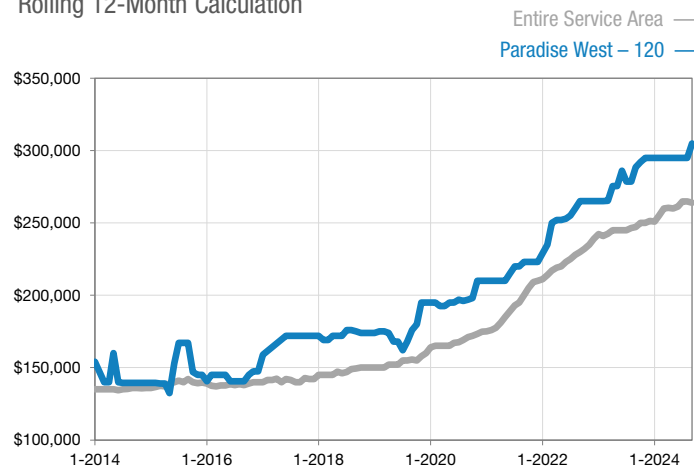
Median Sales Price - Single-Family Detached

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.