

Local Market Update for September 2022

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	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	39	26	- 33.3%	402	291	- 27.6%
Pending Sales	34	26	- 23.5%	354	248	- 29.9%
Closed Sales	42	27	- 35.7%	345	250	- 27.5%
Days on Market Until Sale	8	19	+ 137.5%	11	9	- 18.2%
Median Sales Price*	\$326,450	\$380,000	+ 16.4%	\$301,000	\$369,950	+ 22.9%
Average Sales Price*	\$331,259	\$392,758	+ 18.6%	\$324,494	\$378,176	+ 16.5%
Percent of List Price Received*	102.1%	99.2%	- 2.8%	101.5%	101.8%	+ 0.3%
Inventory of Homes for Sale	30	31	+ 3.3%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

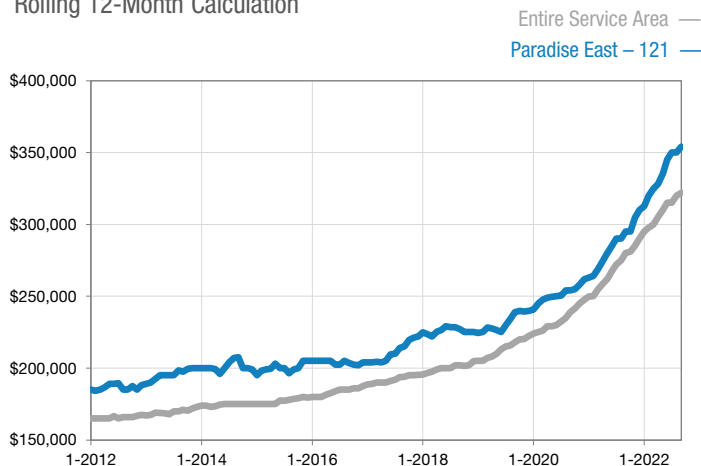
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	1	6	+ 500.0%	33	34	+ 3.0%
Pending Sales	1	3	+ 200.0%	32	29	- 9.4%
Closed Sales	5	2	- 60.0%	34	30	- 11.8%
Days on Market Until Sale	8	4	- 50.0%	9	2	- 77.8%
Median Sales Price*	\$171,500	\$335,000	+ 95.3%	\$161,000	\$186,915	+ 16.1%
Average Sales Price*	\$197,500	\$335,000	+ 69.6%	\$174,071	\$201,928	+ 16.0%
Percent of List Price Received*	102.4%	100.0%	- 2.3%	102.3%	103.4%	+ 1.1%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--

* 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.

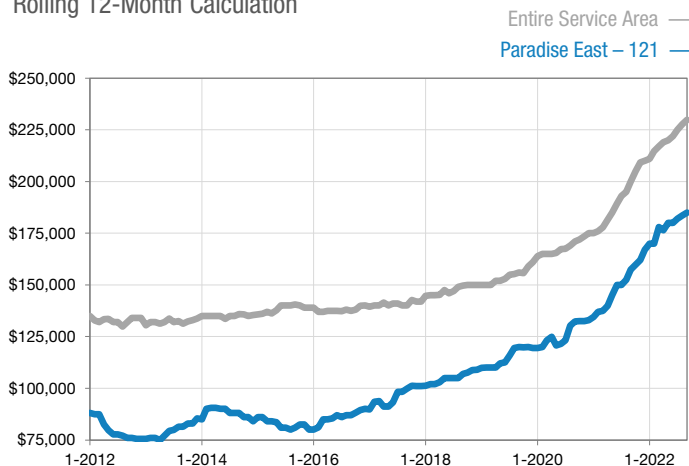
Median Sales Price - Single-Family Detached

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.