

Local Market Update for September 2022

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		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	61	55	- 9.8%	592	460	- 22.3%
Pending Sales	59	47	- 20.3%	561	396	- 29.4%
Closed Sales	65	46	- 29.2%	565	387	- 31.5%
Days on Market Until Sale	6	15	+ 150.0%	7	7	0.0%
Median Sales Price*	\$287,000	\$335,950	+ 17.1%	\$270,000	\$325,000	+ 20.4%
Average Sales Price*	\$288,465	\$337,229	+ 16.9%	\$278,213	\$328,388	+ 18.0%
Percent of List Price Received*	102.1%	100.0%	- 2.1%	101.8%	102.9%	+ 1.1%
Inventory of Homes for Sale	26	48	+ 84.6%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

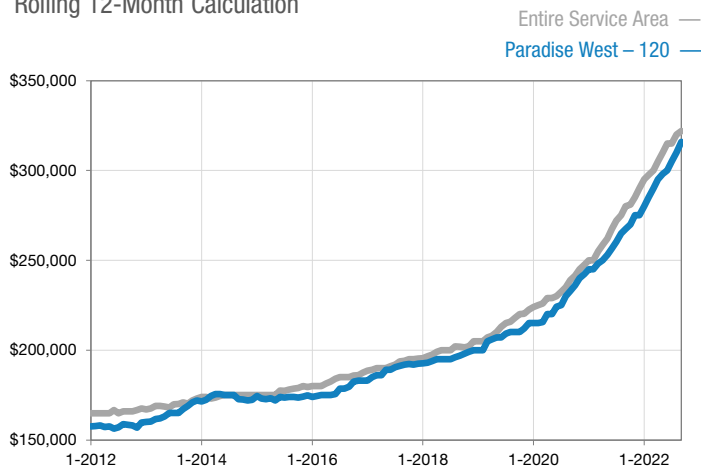
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	1	0	- 100.0%	10	6	- 40.0%
Pending Sales	1	0	- 100.0%	10	6	- 40.0%
Closed Sales	2	1	- 50.0%	10	7	- 30.0%
Days on Market Until Sale	5	1	- 80.0%	3	3	0.0%
Median Sales Price*	\$255,000	\$265,000	+ 3.9%	\$229,000	\$265,000	+ 15.7%
Average Sales Price*	\$255,000	\$265,000	+ 3.9%	\$231,800	\$264,500	+ 14.1%
Percent of List Price Received*	103.0%	100.0%	- 2.9%	103.3%	102.5%	- 0.8%
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.

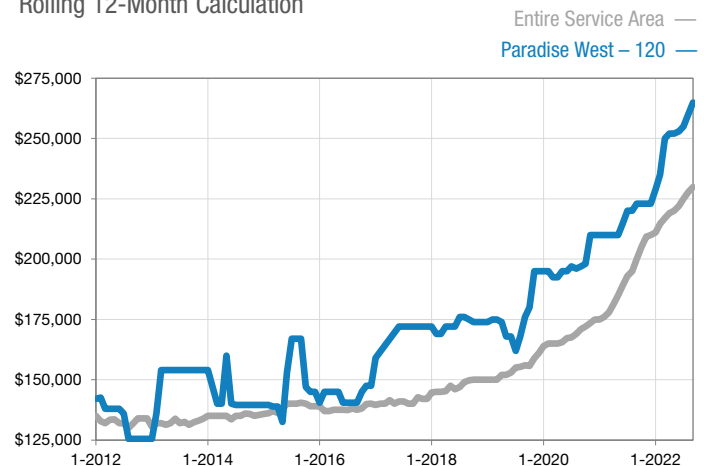
Median Sales Price - Single-Family Detached

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.