

Local Market Update for October 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	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	37	34	- 8.1%	439	325	- 26.0%
Pending Sales	37	32	- 13.5%	391	275	- 29.7%
Closed Sales	36	19	- 47.2%	381	270	- 29.1%
Days on Market Until Sale	9	18	+ 100.0%	11	10	- 9.1%
Median Sales Price*	\$301,750	\$350,000	+ 16.0%	\$301,000	\$369,950	+ 22.9%
Average Sales Price*	\$318,842	\$376,793	+ 18.2%	\$323,960	\$378,104	+ 16.7%
Percent of List Price Received*	100.7%	99.6%	- 1.1%	101.4%	101.6%	+ 0.2%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

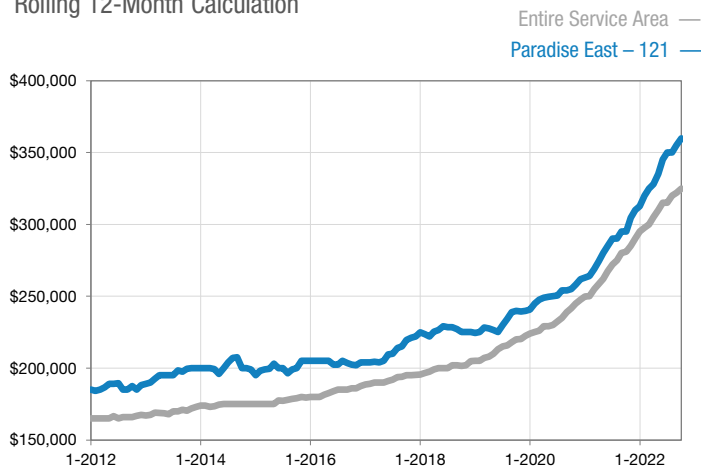
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	4	2	- 50.0%	37	36	- 2.7%
Pending Sales	4	5	+ 25.0%	36	34	- 5.6%
Closed Sales	2	2	0.0%	36	32	- 11.1%
Days on Market Until Sale	8	2	- 75.0%	9	2	- 77.8%
Median Sales Price*	\$231,500	\$170,000	- 26.6%	\$164,500	\$186,915	+ 13.6%
Average Sales Price*	\$231,500	\$170,000	- 26.6%	\$177,261	\$199,932	+ 12.8%
Percent of List Price Received*	100.0%	108.8%	+ 8.8%	102.2%	103.7%	+ 1.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

* 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.

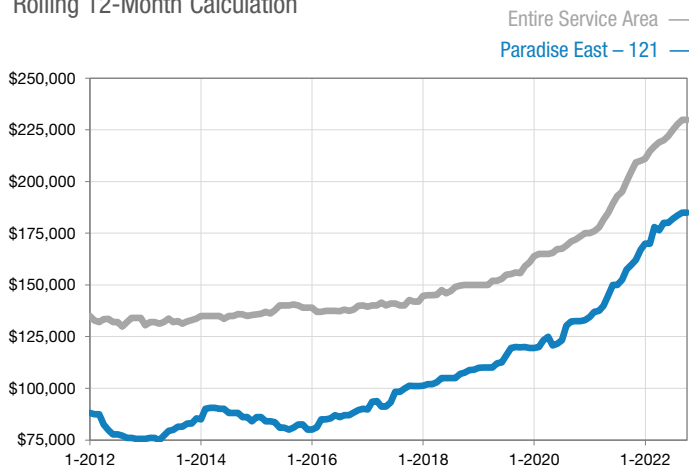
Median Sales Price - Single-Family Detached

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.