

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	18	11	- 38.9%	481	352	- 26.8%
Pending Sales	17	14	- 17.6%	439	300	- 31.7%
Closed Sales	25	19	- 24.0%	443	314	- 29.1%
Days on Market Until Sale	9	25	+ 177.8%	11	12	+ 9.1%
Median Sales Price*	\$355,000	\$380,000	+ 7.0%	\$310,000	\$365,600	+ 17.9%
Average Sales Price*	\$368,556	\$379,243	+ 2.9%	\$329,041	\$377,091	+ 14.6%
Percent of List Price Received*	101.5%	98.1%	- 3.3%	101.3%	101.3%	0.0%
Inventory of Homes for Sale	14	21	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--

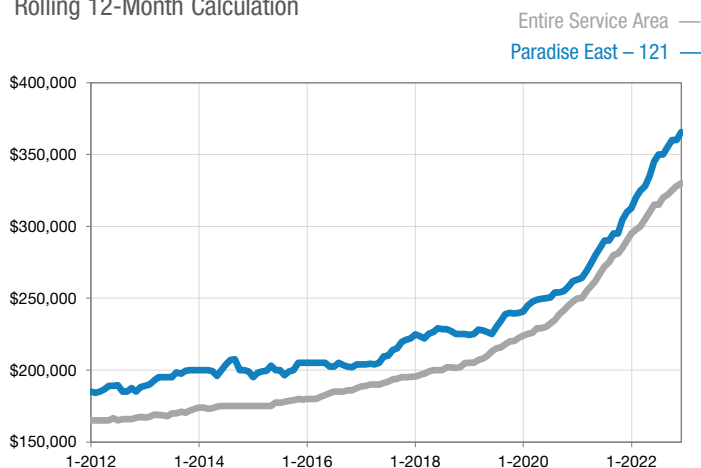
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	0	- 100.0%	43	39	- 9.3%
Pending Sales	3	1	- 66.7%	42	35	- 16.7%
Closed Sales	3	2	- 33.3%	41	38	- 7.3%
Days on Market Until Sale	3	15	+ 400.0%	8	4	- 50.0%
Median Sales Price*	\$128,500	\$180,000	+ 40.1%	\$167,000	\$190,000	+ 13.8%
Average Sales Price*	\$163,500	\$180,000	+ 10.1%	\$176,190	\$202,496	+ 14.9%
Percent of List Price Received*	101.9%	101.3%	- 0.6%	102.1%	103.1%	+ 1.0%
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.

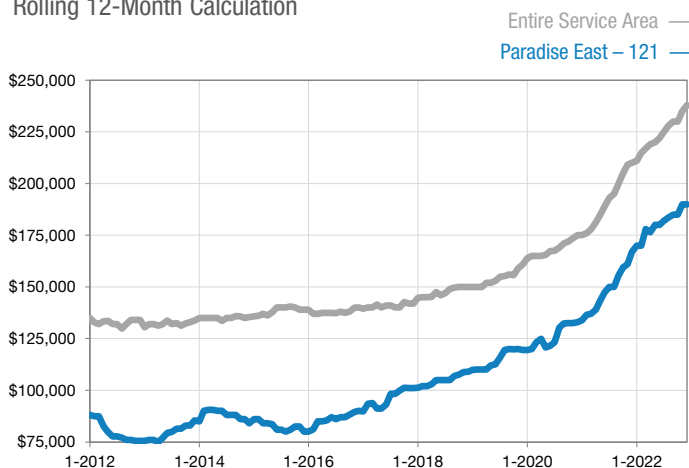
Median Sales Price - Single-Family Detached

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.