

# Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	36	24	- 33.3%	738	548	- 25.7%
Pending Sales	36	22	- 38.9%	703	479	- 31.9%
Closed Sales	51	31	- 39.2%	734	500	- 31.9%
Days on Market Until Sale	8	21	+ 162.5%	7	10	+ 42.9%
Median Sales Price*	\$299,900	<b>\$322,000</b>	+ 7.4%	\$275,000	<b>\$325,000</b>	+ 18.2%
Average Sales Price*	\$307,143	<b>\$346,232</b>	+ 12.7%	\$283,220	<b>\$330,396</b>	+ 16.7%
Percent of List Price Received*	101.0%	<b>99.0%</b>	- 2.0%	101.7%	<b>102.2%</b>	+ 0.5%
Inventory of Homes for Sale	20	35	+ 75.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--

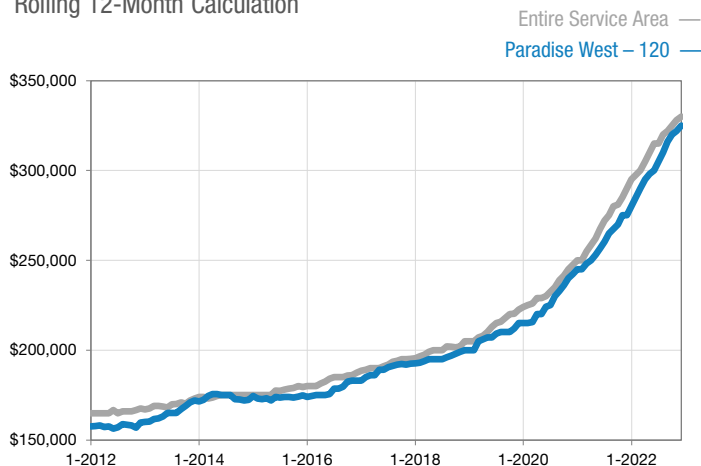
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	1	0	- 100.0%	11	7	- 36.4%
Pending Sales	1	0	- 100.0%	11	7	- 36.4%
Closed Sales	0	0	0.0%	11	8	- 27.3%
Days on Market Until Sale	--	--	--	3	3	0.0%
Median Sales Price*	--	--	--	\$223,000	<b>\$265,000</b>	+ 18.8%
Average Sales Price*	--	--	--	\$226,636	<b>\$267,938</b>	+ 18.2%
Percent of List Price Received*	--	--	--	103.0%	<b>102.5%</b>	- 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.

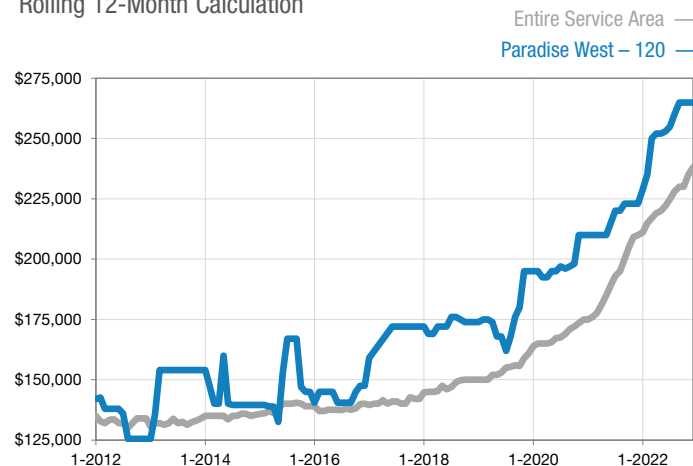
### Median Sales Price - Single-Family Detached

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.