

Local Market Update for February 2023

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	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	18	11	- 38.9%	42	30	- 28.6%
Pending Sales	22	20	- 9.1%	43	41	- 4.7%
Closed Sales	21	17	- 19.0%	47	30	- 36.2%
Days on Market Until Sale	12	19	+ 58.3%	10	24	+ 140.0%
Median Sales Price*	\$370,000	\$324,000	- 12.4%	\$325,000	\$337,250	+ 3.8%
Average Sales Price*	\$373,268	\$354,744	- 5.0%	\$350,503	\$359,555	+ 2.6%
Percent of List Price Received*	101.1%	99.0%	- 2.1%	101.3%	99.2%	- 2.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.2	0.3	+ 50.0%	--	--	--

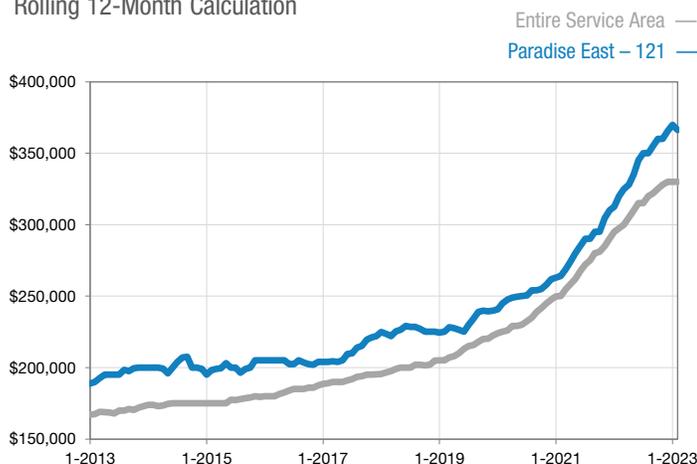
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	7	3	- 57.1%
Pending Sales	3	1	- 66.7%	7	4	- 42.9%
Closed Sales	2	1	- 50.0%	7	3	- 57.1%
Days on Market Until Sale	5	32	+ 540.0%	3	25	+ 733.3%
Median Sales Price*	\$181,000	\$275,000	+ 51.9%	\$180,000	\$253,750	+ 41.0%
Average Sales Price*	\$181,000	\$275,000	+ 51.9%	\$173,286	\$259,583	+ 49.8%
Percent of List Price Received*	100.6%	98.2%	- 2.4%	103.6%	98.0%	- 5.4%
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.

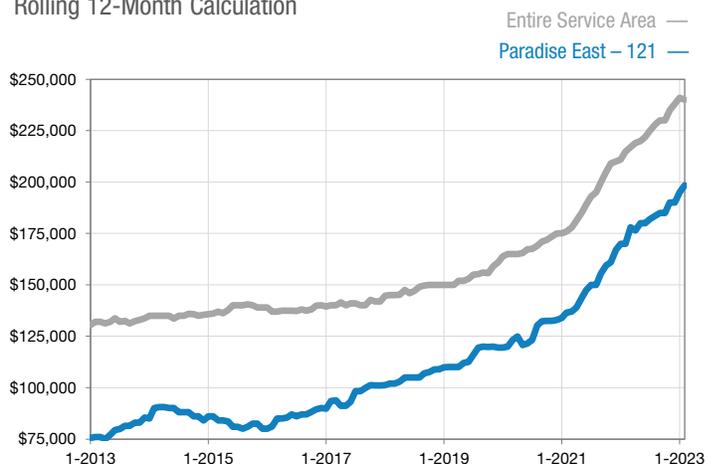
Median Sales Price - Single-Family Detached

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.