

Local Market Update for February 2023

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	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	32	28	- 12.5%	71	59	- 16.9%
Pending Sales	38	33	- 13.2%	80	70	- 12.5%
Closed Sales	33	30	- 9.1%	71	48	- 32.4%
Days on Market Until Sale	7	29	+ 314.3%	8	24	+ 200.0%
Median Sales Price*	\$315,000	\$317,500	+ 0.8%	\$315,000	\$317,500	+ 0.8%
Average Sales Price*	\$318,318	\$332,467	+ 4.4%	\$313,305	\$330,118	+ 5.4%
Percent of List Price Received*	102.8%	100.2%	- 2.5%	102.1%	99.9%	- 2.2%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	0.1	0.5	+ 400.0%	--	--	--

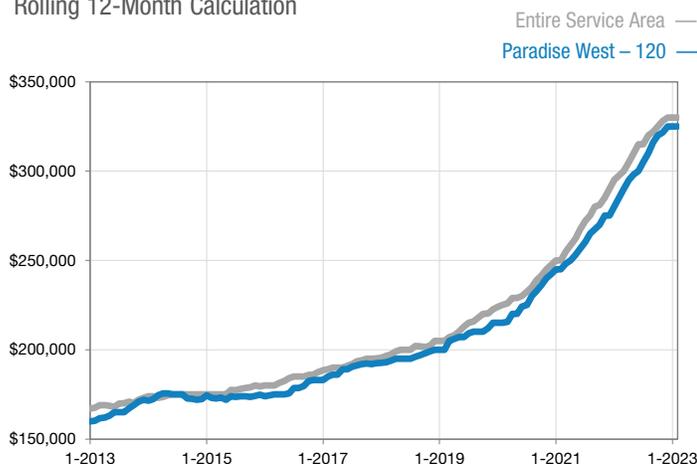
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	2	--	--
Median Sales Price*	--	--	--	\$250,000	--	--
Average Sales Price*	--	--	--	\$250,000	--	--
Percent of List Price Received*	--	--	--	106.4%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

* 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.

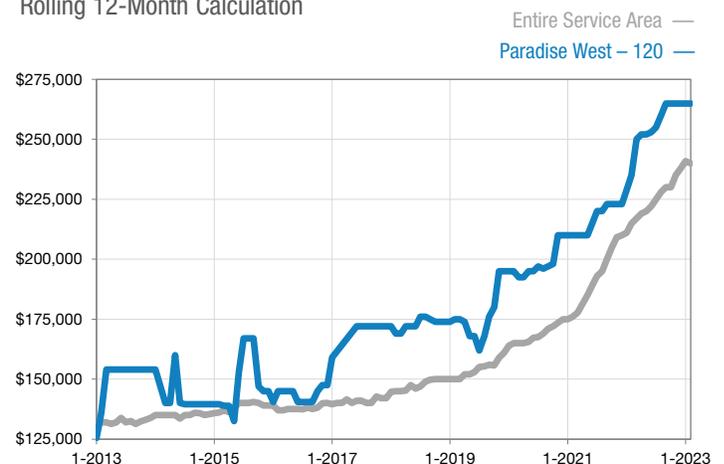
Median Sales Price - Single-Family Detached

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.