

Local Market Update for March 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	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	42	31	- 26.2%	113	91	- 19.5%
Pending Sales	33	33	0.0%	113	102	- 9.7%
Closed Sales	41	36	- 12.2%	112	86	- 23.2%
Days on Market Until Sale	7	25	+ 257.1%	8	26	+ 225.0%
Median Sales Price*	\$315,000	\$325,000	+ 3.2%	\$315,000	\$322,500	+ 2.4%
Average Sales Price*	\$325,634	\$329,160	+ 1.1%	\$317,818	\$330,447	+ 4.0%
Percent of List Price Received*	103.9%	100.2%	- 3.6%	102.8%	100.1%	- 2.6%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--

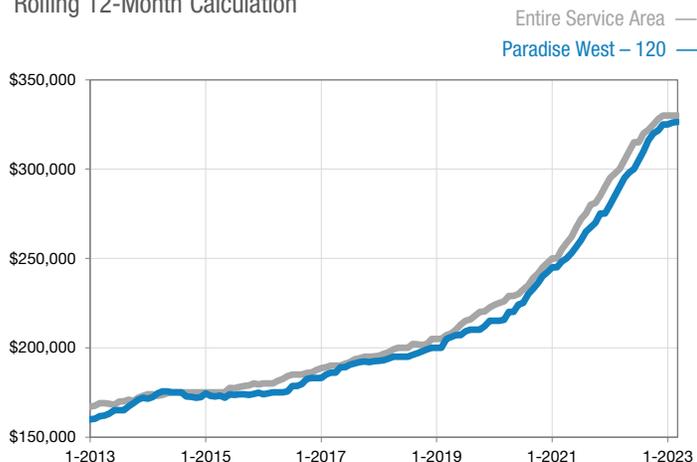
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	1	--	--	2	--	--
Median Sales Price*	\$255,000	--	--	\$252,500	--	--
Average Sales Price*	\$255,000	--	--	\$252,500	--	--
Percent of List Price Received*	102.0%	--	--	104.2%	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

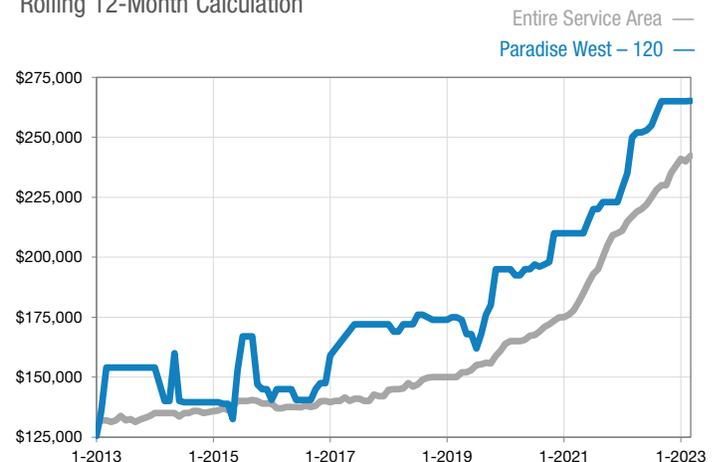
Median Sales Price - Single-Family Detached

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.