

# Local Market Update for March 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	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	42	33	- 21.4%	84	63	- 25.0%
Pending Sales	39	21	- 46.2%	82	60	- 26.8%
Closed Sales	28	20	- 28.6%	75	51	- 32.0%
Days on Market Until Sale	8	34	+ 325.0%	9	28	+ 211.1%
Median Sales Price*	\$381,250	<b>\$349,748</b>	- 8.3%	\$350,000	<b>\$343,000</b>	- 2.0%
Average Sales Price*	\$382,919	<b>\$343,275</b>	- 10.4%	\$362,605	<b>\$354,061</b>	- 2.4%
Percent of List Price Received*	102.9%	<b>99.3%</b>	- 3.5%	101.9%	<b>99.3%</b>	- 2.6%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.7</b>	+ 133.3%	--	--	--

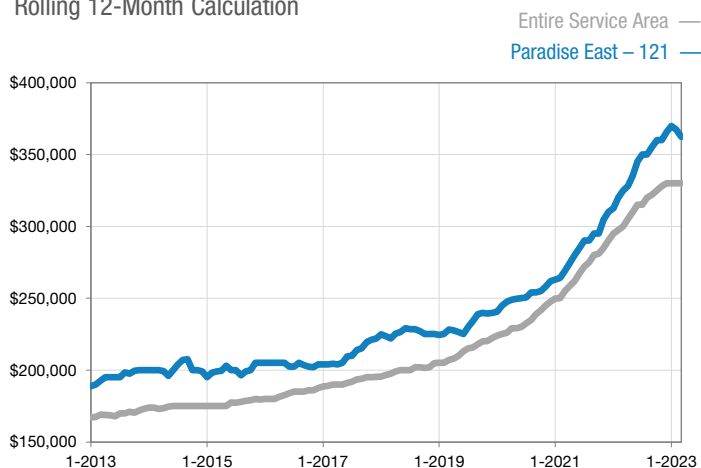
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	3	2	- 33.3%	10	5	- 50.0%
Pending Sales	2	0	- 100.0%	9	4	- 55.6%
Closed Sales	4	2	- 50.0%	11	5	- 54.5%
Days on Market Until Sale	2	27	+ 1250.0%	3	26	+ 766.7%
Median Sales Price*	\$186,915	<b>\$251,250</b>	+ 34.4%	\$180,000	<b>\$253,750</b>	+ 41.0%
Average Sales Price*	\$187,958	<b>\$251,250</b>	+ 33.7%	\$178,621	<b>\$256,250</b>	+ 43.5%
Percent of List Price Received*	108.2%	<b>103.8%</b>	- 4.1%	105.3%	<b>100.3%</b>	- 4.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	<b>0.7</b>	+ 133.3%	--	--	--

\* 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.

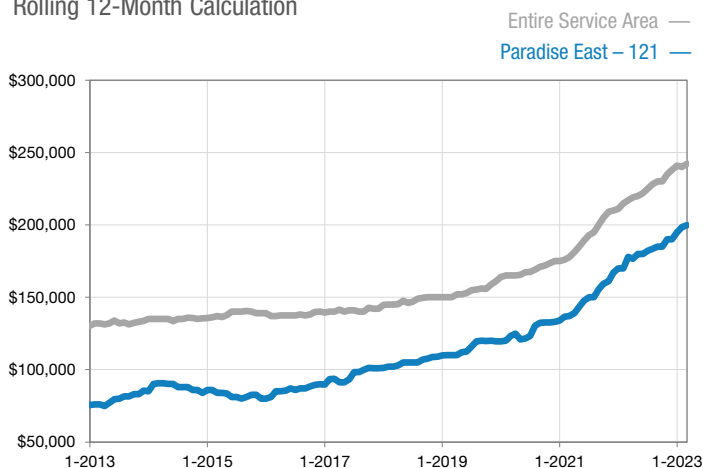
### Median Sales Price - Single-Family Detached

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.