

Local Market Update for April 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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	45	21	- 53.3%	129	86	- 33.3%
Pending Sales	30	23	- 23.3%	112	82	- 26.8%
Closed Sales	29	17	- 41.4%	104	68	- 34.6%
Days on Market Until Sale	3	12	+ 300.0%	7	24	+ 242.9%
Median Sales Price*	\$369,900	\$363,000	- 1.9%	\$350,900	\$350,000	- 0.3%
Average Sales Price*	\$367,959	\$376,206	+ 2.2%	\$364,098	\$359,598	- 1.2%
Percent of List Price Received*	102.7%	99.9%	- 2.7%	102.1%	99.4%	- 2.6%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

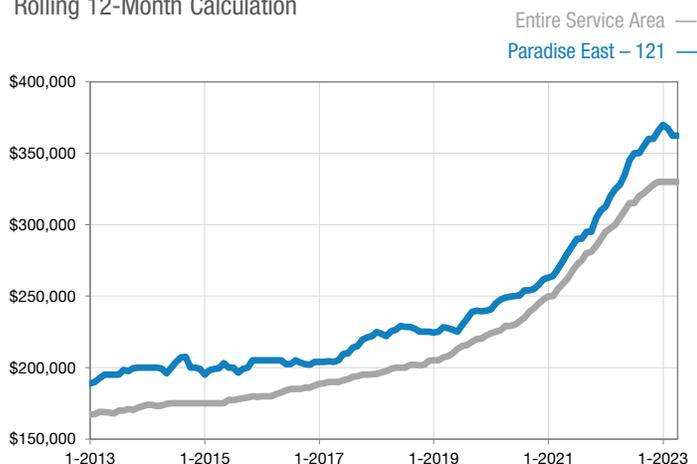
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	14	7	- 50.0%
Pending Sales	3	3	0.0%	12	7	- 41.7%
Closed Sales	3	0	- 100.0%	14	5	- 64.3%
Days on Market Until Sale	1	--	--	2	26	+ 1200.0%
Median Sales Price*	\$200,000	--	--	\$183,500	\$253,750	+ 38.3%
Average Sales Price*	\$196,500	--	--	\$182,452	\$256,250	+ 40.4%
Percent of List Price Received*	99.5%	--	--	104.0%	100.3%	- 3.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

* 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.

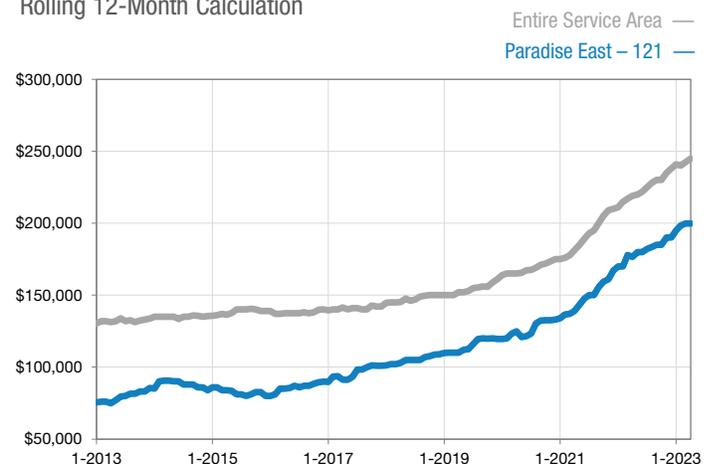
Median Sales Price - Single-Family Detached

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.