

Local Market Update for April 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	58	27	- 53.4%	171	119	- 30.4%
Pending Sales	51	30	- 41.2%	164	130	- 20.7%
Closed Sales	35	25	- 28.6%	147	113	- 23.1%
Days on Market Until Sale	3	12	+ 300.0%	7	23	+ 228.6%
Median Sales Price*	\$318,000	\$342,000	+ 7.5%	\$315,000	\$327,000	+ 3.8%
Average Sales Price*	\$319,413	\$342,736	+ 7.3%	\$318,198	\$333,423	+ 4.8%
Percent of List Price Received*	105.2%	101.4%	- 3.6%	103.3%	100.3%	- 2.9%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

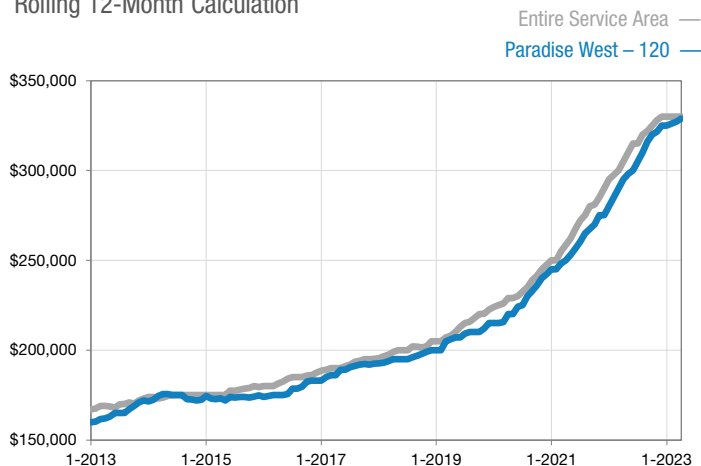
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	0	0.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	4	0	- 100.0%
Days on Market Until Sale	5	--	--	3	--	--
Median Sales Price*	\$265,250	--	--	\$260,000	--	--
Average Sales Price*	\$265,250	--	--	\$258,875	--	--
Percent of List Price Received*	103.5%	--	--	103.9%	--	--
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.

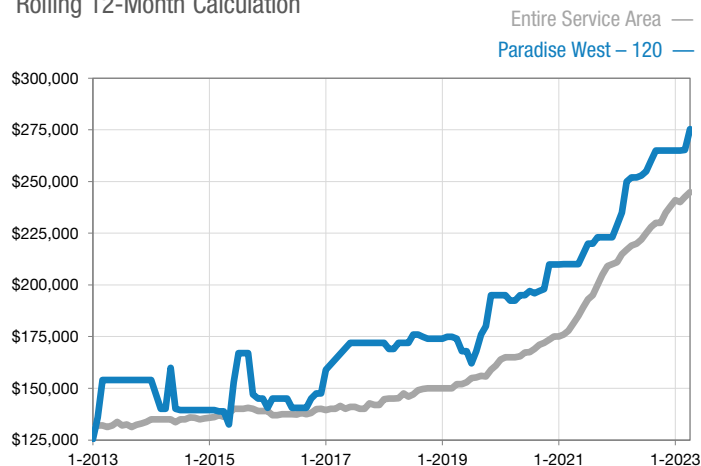
Median Sales Price - Single-Family Detached

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.