

Local Market Update for May 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	18	24	+ 33.3%	147	110	- 25.2%
Pending Sales	23	26	+ 13.0%	135	105	- 22.2%
Closed Sales	33	24	- 27.3%	137	92	- 32.8%
Days on Market Until Sale	5	8	+ 60.0%	7	20	+ 185.7%
Median Sales Price*	\$435,000	\$389,000	- 10.6%	\$375,000	\$360,000	- 4.0%
Average Sales Price*	\$432,921	\$421,479	- 2.6%	\$380,676	\$375,817	- 1.3%
Percent of List Price Received*	104.9%	101.5%	- 3.2%	102.8%	100.0%	- 2.7%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--

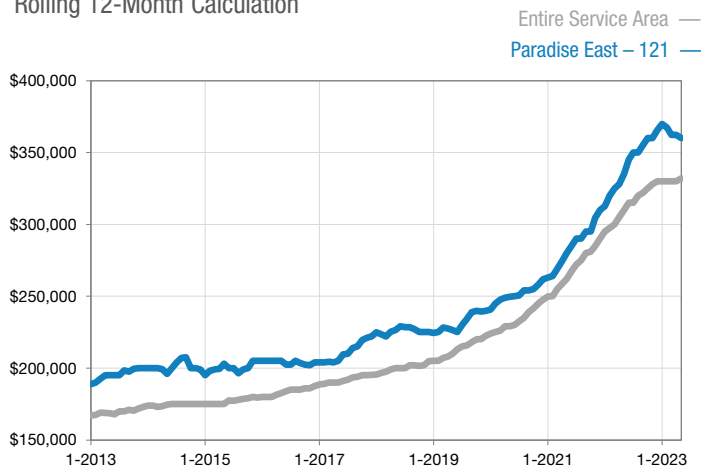
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	2	4	+ 100.0%	16	11	- 31.3%
Pending Sales	3	5	+ 66.7%	15	12	- 20.0%
Closed Sales	4	3	- 25.0%	18	8	- 55.6%
Days on Market Until Sale	2	8	+ 300.0%	2	19	+ 850.0%
Median Sales Price*	\$183,500	\$220,000	+ 19.9%	\$183,500	\$237,500	+ 29.4%
Average Sales Price*	\$184,750	\$208,333	+ 12.8%	\$182,963	\$238,281	+ 30.2%
Percent of List Price Received*	100.3%	103.7%	+ 3.4%	103.2%	101.6%	- 1.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	--	--	--	--	--

* 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.

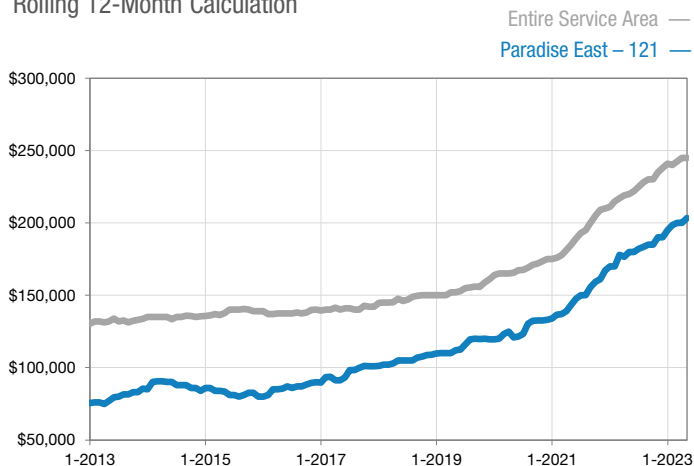
Median Sales Price - Single-Family Detached

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.