

Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	58	37	- 36.2%	229	157	- 31.4%
Pending Sales	53	33	- 37.7%	217	163	- 24.9%
Closed Sales	56	31	- 44.6%	203	144	- 29.1%
Days on Market Until Sale	4	12	+ 200.0%	6	21	+ 250.0%
Median Sales Price*	\$335,000	\$325,000	- 3.0%	\$320,000	\$326,875	+ 2.1%
Average Sales Price*	\$331,538	\$341,018	+ 2.9%	\$321,878	\$335,058	+ 4.1%
Percent of List Price Received*	103.7%	100.7%	- 2.9%	103.4%	100.4%	- 2.9%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

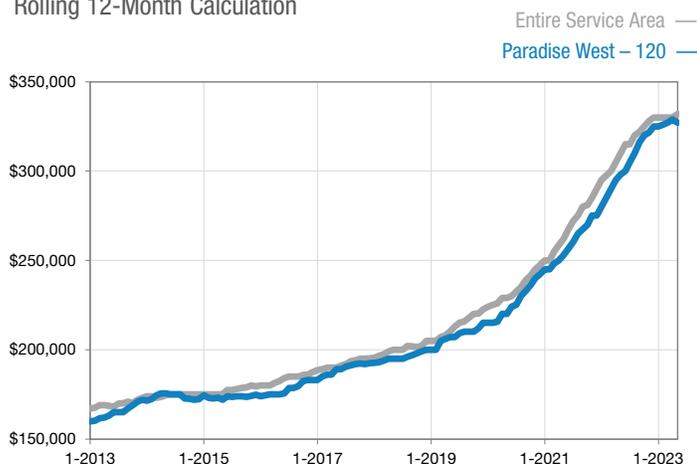
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	4	0	- 100.0%
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	0	0	0.0%	4	0	- 100.0%
Days on Market Until Sale	--	--	--	3	--	--
Median Sales Price*	--	--	--	\$260,000	--	--
Average Sales Price*	--	--	--	\$258,875	--	--
Percent of List Price Received*	--	--	--	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.

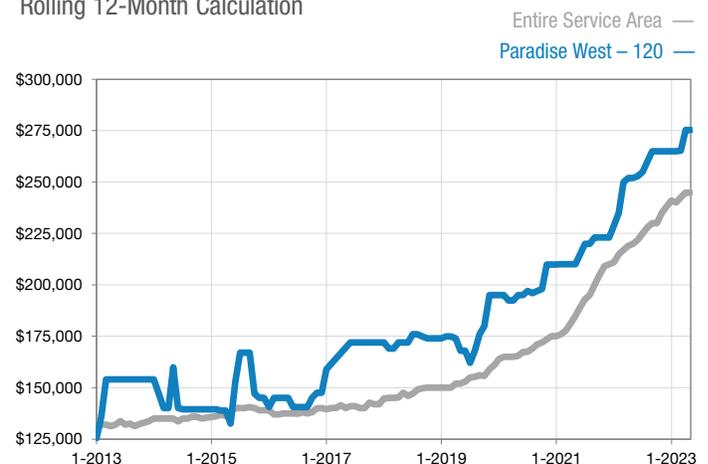
Median Sales Price - Single-Family Detached

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.