

Local Market Update for June 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	43	30	- 30.2%	190	140	- 26.3%
Pending Sales	32	23	- 28.1%	167	125	- 25.1%
Closed Sales	27	21	- 22.2%	164	115	- 29.9%
Days on Market Until Sale	8	24	+ 200.0%	7	20	+ 185.7%
Median Sales Price*	\$355,000	\$380,000	+ 7.0%	\$369,950	\$363,000	- 1.9%
Average Sales Price*	\$374,678	\$384,281	+ 2.6%	\$379,688	\$377,479	- 0.6%
Percent of List Price Received*	101.3%	100.3%	- 1.0%	102.5%	100.1%	- 2.3%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

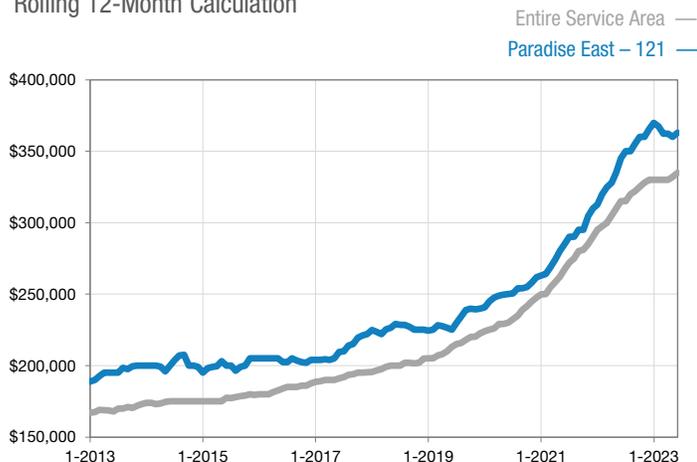
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	7	2	- 71.4%	23	13	- 43.5%
Pending Sales	7	2	- 71.4%	22	13	- 40.9%
Closed Sales	2	4	+ 100.0%	20	12	- 40.0%
Days on Market Until Sale	2	10	+ 400.0%	2	16	+ 700.0%
Median Sales Price*	\$177,750	\$213,000	+ 19.8%	\$183,500	\$222,500	+ 21.3%
Average Sales Price*	\$177,750	\$257,250	+ 44.7%	\$182,442	\$244,604	+ 34.1%
Percent of List Price Received*	106.1%	101.1%	- 4.7%	103.5%	101.4%	- 2.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
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.

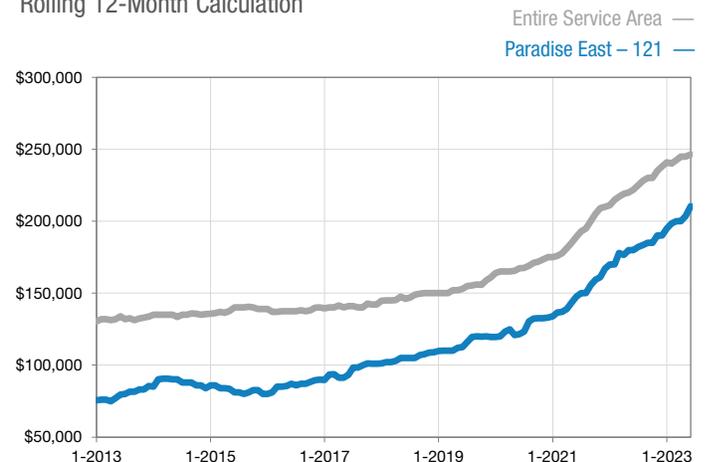
Median Sales Price - Single-Family Detached

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.