

# Local Market Update for June 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	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	53	51	- 3.8%	282	209	- 25.9%
Pending Sales	38	44	+ 15.8%	255	204	- 20.0%
Closed Sales	50	32	- 36.0%	253	176	- 30.4%
Days on Market Until Sale	4	10	+ 150.0%	6	19	+ 216.7%
Median Sales Price*	\$320,000	\$350,000	+ 9.4%	\$320,000	\$330,000	+ 3.1%
Average Sales Price*	\$334,210	\$351,109	+ 5.1%	\$324,315	\$337,977	+ 4.2%
Percent of List Price Received*	105.6%	100.6%	- 4.7%	103.9%	100.4%	- 3.4%
Inventory of Homes for Sale	33	26	- 21.2%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

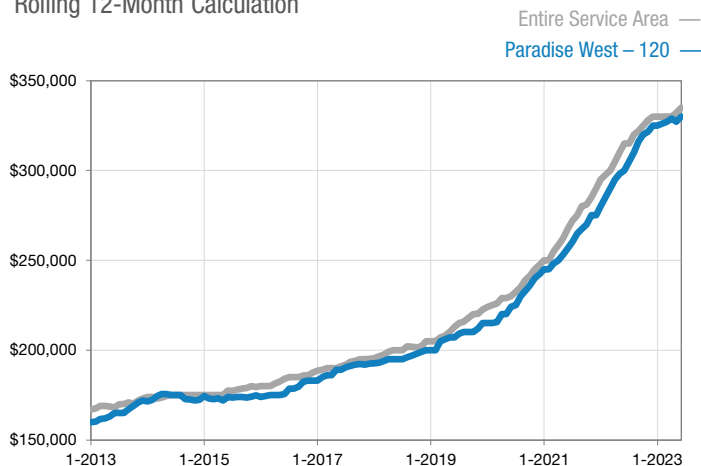
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	1	0	- 100.0%	5	0	- 100.0%
Pending Sales	1	0	- 100.0%	5	0	- 100.0%
Closed Sales	1	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	2	--	--	3	--	--
Median Sales Price*	\$265,000	--	--	\$265,000	--	--
Average Sales Price*	\$265,000	--	--	\$260,100	--	--
Percent of List Price Received*	102.3%	--	--	103.6%	--	--
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.

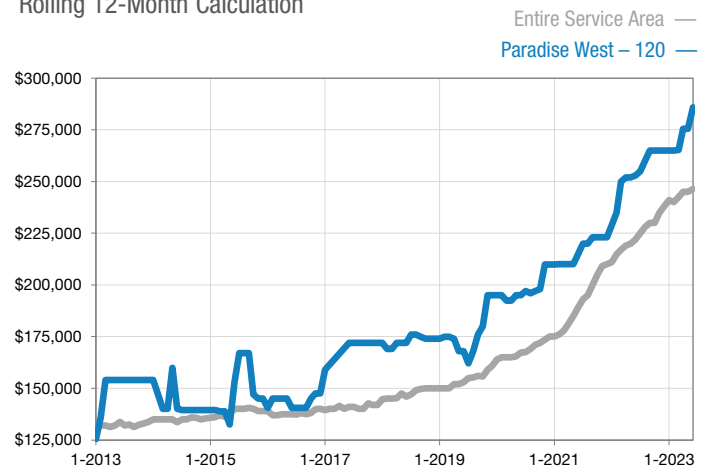
### Median Sales Price - Single-Family Detached

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.