

Local Market Update for July 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	41	30	- 26.8%	231	171	- 26.0%
Pending Sales	29	27	- 6.9%	196	148	- 24.5%
Closed Sales	30	18	- 40.0%	194	134	- 30.9%
Days on Market Until Sale	11	14	+ 27.3%	8	19	+ 137.5%
Median Sales Price*	\$352,500	\$405,419	+ 15.0%	\$369,200	\$370,950	+ 0.5%
Average Sales Price*	\$368,343	\$429,241	+ 16.5%	\$377,934	\$385,085	+ 1.9%
Percent of List Price Received*	101.5%	99.6%	- 1.9%	102.4%	100.0%	- 2.3%
Inventory of Homes for Sale	32	24	- 25.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

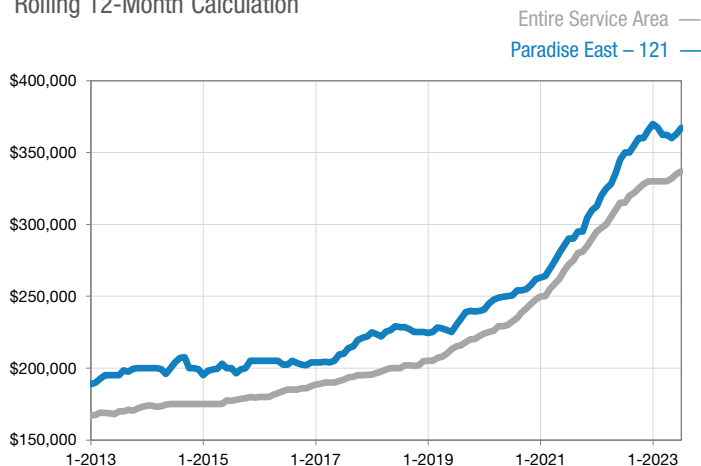
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	2	0	- 100.0%	25	13	- 48.0%
Pending Sales	1	1	0.0%	23	13	- 43.5%
Closed Sales	7	1	- 85.7%	27	13	- 51.9%
Days on Market Until Sale	2	8	+ 300.0%	2	16	+ 700.0%
Median Sales Price*	\$190,000	\$210,000	+ 10.5%	\$185,000	\$220,000	+ 18.9%
Average Sales Price*	\$220,286	\$210,000	- 4.7%	\$192,253	\$241,942	+ 25.8%
Percent of List Price Received*	104.0%	95.5%	- 8.2%	103.6%	101.0%	- 2.5%
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.

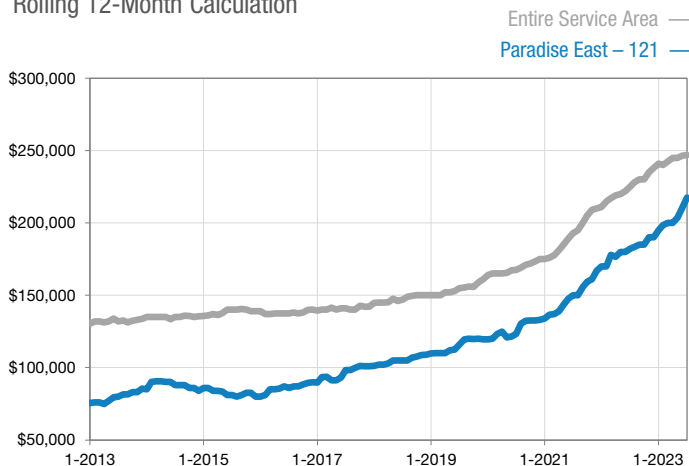
Median Sales Price - Single-Family Detached

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.