

Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	59	36	- 39.0%	406	279	- 31.3%
Pending Sales	42	37	- 11.9%	349	262	- 24.9%
Closed Sales	47	34	- 27.7%	342	237	- 30.7%
Days on Market Until Sale	10	15	+ 50.0%	6	18	+ 200.0%
Median Sales Price*	\$339,900	\$346,119	+ 1.8%	\$321,000	\$336,700	+ 4.9%
Average Sales Price*	\$342,888	\$346,936	+ 1.2%	\$327,160	\$341,225	+ 4.3%
Percent of List Price Received*	101.5%	100.3%	- 1.2%	103.3%	100.4%	- 2.8%
Inventory of Homes for Sale	51	31	- 39.2%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

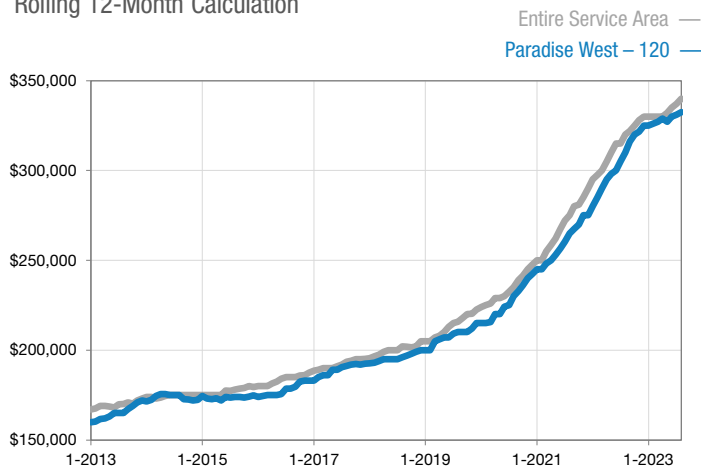
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1	2	+ 100.0%	6	2	- 66.7%
Pending Sales	1	1	0.0%	6	1	- 83.3%
Closed Sales	0	0	0.0%	6	0	- 100.0%
Days on Market Until Sale	--	--	--	3	--	--
Median Sales Price*	--	--	--	\$265,000	--	--
Average Sales Price*	--	--	--	\$264,417	--	--
Percent of List Price Received*	--	--	--	103.0%	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

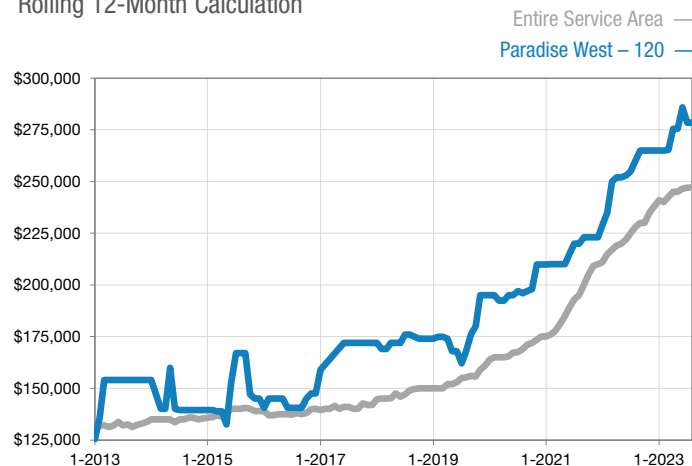
Median Sales Price - Single-Family Detached

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.