

Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	34	19	- 44.1%	265	191	- 27.9%
Pending Sales	25	24	- 4.0%	221	169	- 23.5%
Closed Sales	29	21	- 27.6%	223	156	- 30.0%
Days on Market Until Sale	12	15	+ 25.0%	8	19	+ 137.5%
Median Sales Price*	\$340,000	\$365,000	+ 7.4%	\$360,000	\$370,950	+ 3.0%
Average Sales Price*	\$366,224	\$383,081	+ 4.6%	\$376,411	\$386,154	+ 2.6%
Percent of List Price Received*	100.4%	100.2%	- 0.2%	102.1%	100.0%	- 2.1%
Inventory of Homes for Sale	36	20	- 44.4%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--

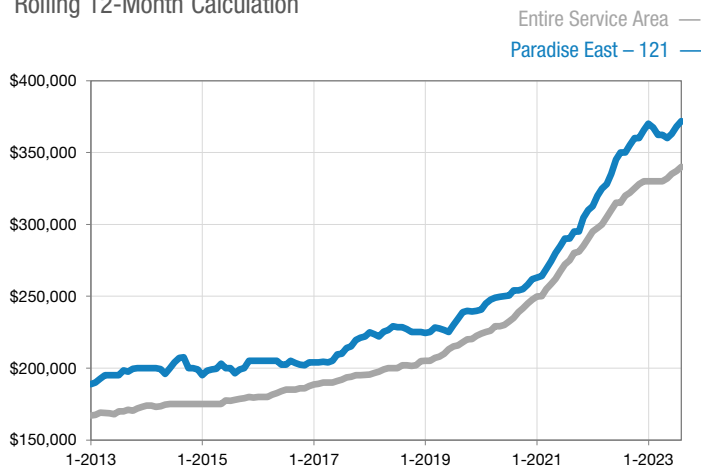
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	3	2	- 33.3%	28	14	- 50.0%
Pending Sales	2	1	- 50.0%	25	14	- 44.0%
Closed Sales	1	1	0.0%	28	14	- 50.0%
Days on Market Until Sale	3	9	+ 200.0%	2	15	+ 650.0%
Median Sales Price*	\$197,000	\$300,000	+ 52.3%	\$185,915	\$222,500	+ 19.7%
Average Sales Price*	\$197,000	\$300,000	+ 52.3%	\$192,423	\$246,089	+ 27.9%
Percent of List Price Received*	104.0%	101.7%	- 2.2%	103.6%	101.0%	- 2.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

* 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.

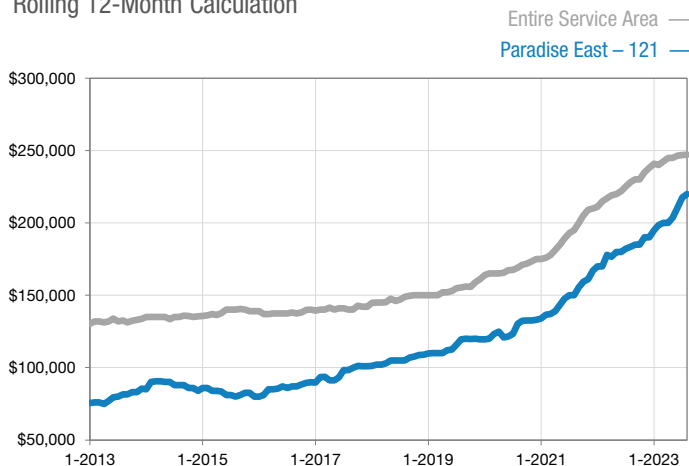
Median Sales Price - Single-Family Detached

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.