

# Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	26	29	+ 11.5%	291	221	- 24.1%
Pending Sales	22	20	- 9.1%	243	185	- 23.9%
Closed Sales	28	21	- 25.0%	251	177	- 29.5%
Days on Market Until Sale	18	24	+ 33.3%	9	19	+ 111.1%
Median Sales Price*	\$382,500	\$370,000	- 3.3%	\$370,000	\$370,000	0.0%
Average Sales Price*	\$392,481	\$387,395	- 1.3%	\$378,204	\$386,302	+ 2.1%
Percent of List Price Received*	99.3%	97.4%	- 1.9%	101.8%	99.7%	- 2.1%
Inventory of Homes for Sale	39	28	- 28.2%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

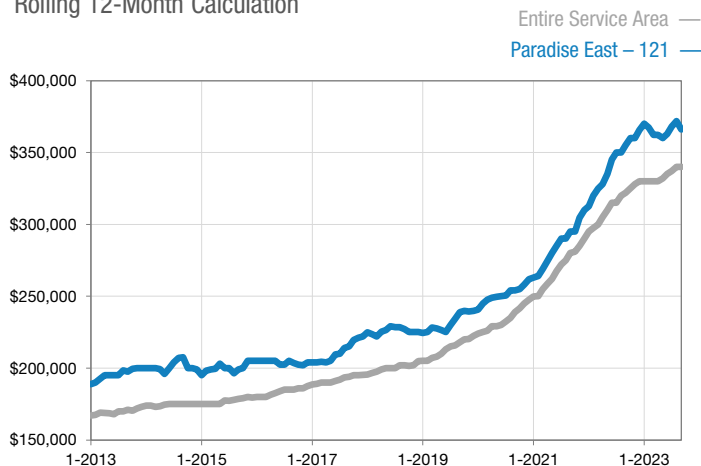
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	6	2	- 66.7%	34	16	- 52.9%
Pending Sales	2	2	0.0%	27	16	- 40.7%
Closed Sales	2	1	- 50.0%	30	15	- 50.0%
Days on Market Until Sale	4	3	- 25.0%	2	14	+ 600.0%
Median Sales Price*	\$335,000	\$196,000	- 41.5%	\$186,915	\$220,000	+ 17.7%
Average Sales Price*	\$335,000	\$196,000	- 41.5%	\$201,928	\$242,750	+ 20.2%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	103.4%	101.0%	- 2.3%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--

\* 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.

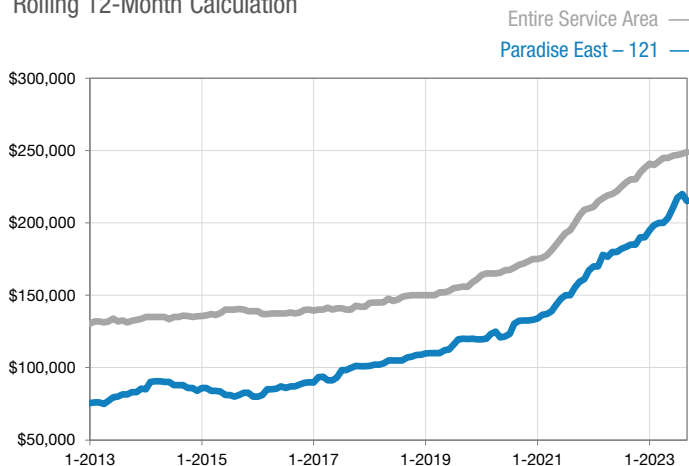
### Median Sales Price - Single-Family Detached

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.