

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	55	41	- 25.5%	461	320	- 30.6%
Pending Sales	44	32	- 27.3%	393	292	- 25.7%
Closed Sales	48	33	- 31.3%	390	270	- 30.8%
Days on Market Until Sale	14	17	+ 21.4%	7	18	+ 157.1%
Median Sales Price*	\$330,250	\$352,500	+ 6.7%	\$323,800	\$338,500	+ 4.5%
Average Sales Price*	\$336,366	\$360,948	+ 7.3%	\$328,293	\$343,636	+ 4.7%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	102.9%	100.3%	- 2.5%
Inventory of Homes for Sale	57	37	- 35.1%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

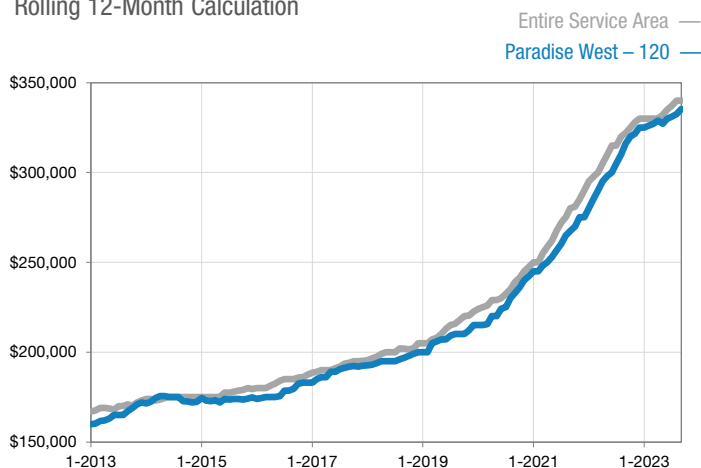
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	0.0%	6	2	- 66.7%
Pending Sales	0	1	--	6	2	- 66.7%
Closed Sales	1	1	0.0%	7	1	- 85.7%
Days on Market Until Sale	1	1	0.0%	3	1	- 66.7%
Median Sales Price*	\$265,000	\$285,000	+ 7.5%	\$265,000	\$285,000	+ 7.5%
Average Sales Price*	\$265,000	\$285,000	+ 7.5%	\$264,500	\$285,000	+ 7.8%
Percent of List Price Received*	100.0%	100.0%	0.0%	102.5%	100.0%	- 2.4%
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.

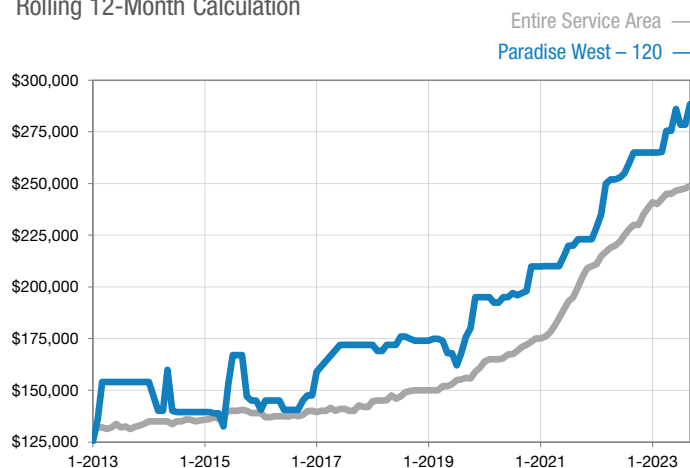
Median Sales Price - Single-Family Detached

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.