

Local Market Update for October 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	32	28	- 12.5%	493	348	- 29.4%
Pending Sales	34	21	- 38.2%	427	311	- 27.2%
Closed Sales	39	33	- 15.4%	429	303	- 29.4%
Days on Market Until Sale	12	17	+ 41.7%	8	18	+ 125.0%
Median Sales Price*	\$320,000	\$355,000	+ 10.9%	\$322,045	\$340,000	+ 5.6%
Average Sales Price*	\$327,618	\$350,265	+ 6.9%	\$328,231	\$344,358	+ 4.9%
Percent of List Price Received*	100.4%	99.4%	- 1.0%	102.7%	100.2%	- 2.4%
Inventory of Homes for Sale	45	39	- 13.3%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

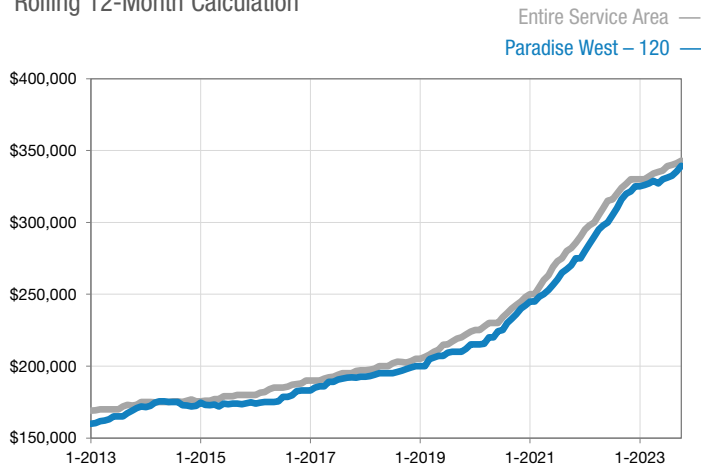
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	1	0	- 100.0%	7	2	- 71.4%
Pending Sales	1	0	- 100.0%	7	2	- 71.4%
Closed Sales	0	1	--	7	2	- 71.4%
Days on Market Until Sale	--	3	--	3	2	- 33.3%
Median Sales Price*	--	\$305,000	--	\$265,000	\$295,000	+ 11.3%
Average Sales Price*	--	\$305,000	--	\$264,500	\$295,000	+ 11.5%
Percent of List Price Received*	--	103.4%	--	102.5%	101.7%	- 0.8%
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.

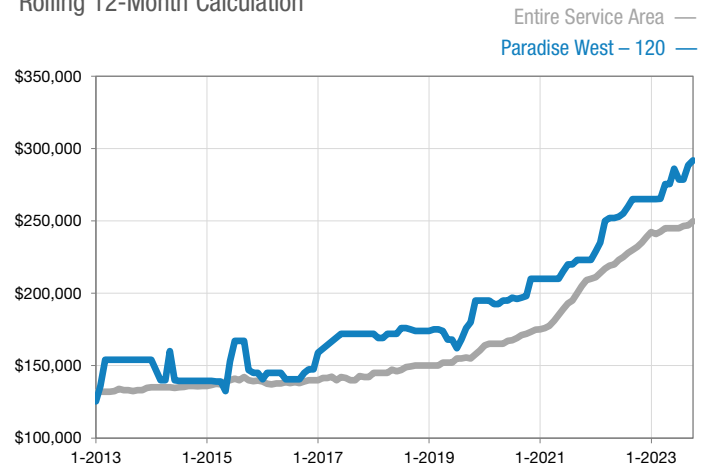
Median Sales Price - Single-Family Detached

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.