

Local Market Update for October 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	34	24	- 29.4%	325	245	- 24.6%
Pending Sales	30	19	- 36.7%	273	200	- 26.7%
Closed Sales	21	18	- 14.3%	272	195	- 28.3%
Days on Market Until Sale	18	14	- 22.2%	10	19	+ 90.0%
Median Sales Price*	\$350,000	\$385,000	+ 10.0%	\$369,950	\$372,000	+ 0.6%
Average Sales Price*	\$377,670	\$425,921	+ 12.8%	\$378,162	\$389,959	+ 3.1%
Percent of List Price Received*	99.6%	98.8%	- 0.8%	101.6%	99.6%	- 2.0%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

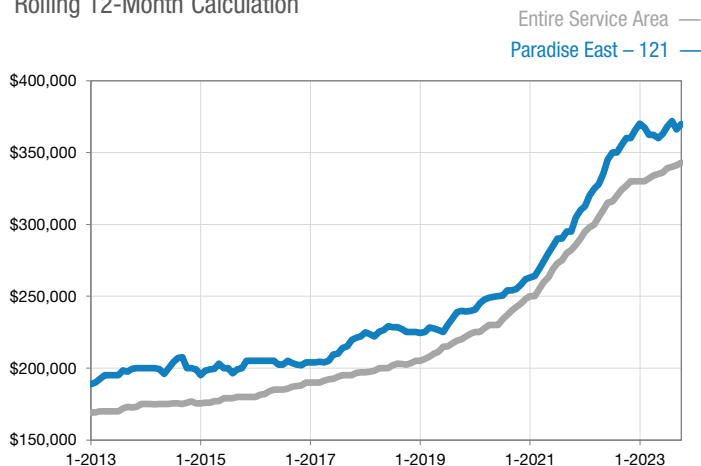
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	2	2	0.0%	36	18	- 50.0%
Pending Sales	5	2	- 60.0%	32	18	- 43.8%
Closed Sales	2	3	+ 50.0%	32	18	- 43.8%
Days on Market Until Sale	2	2	0.0%	2	12	+ 500.0%
Median Sales Price*	\$170,000	\$215,000	+ 26.5%	\$186,915	\$220,000	+ 17.7%
Average Sales Price*	\$170,000	\$207,458	+ 22.0%	\$199,932	\$236,868	+ 18.5%
Percent of List Price Received*	108.8%	102.6%	- 5.7%	103.7%	101.3%	- 2.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

* 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.

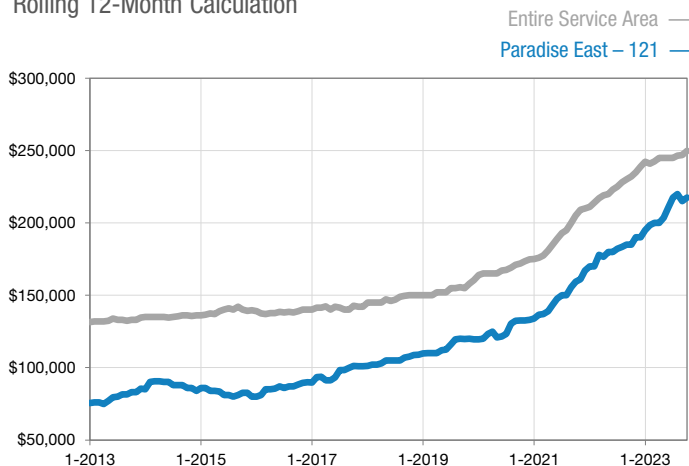
Median Sales Price - Single-Family Detached

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.