

Local Market Update for November 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	32	28	- 12.5%	525	377	- 28.2%
Pending Sales	32	24	- 25.0%	458	332	- 27.5%
Closed Sales	42	19	- 54.8%	471	322	- 31.6%
Days on Market Until Sale	21	21	0.0%	9	18	+ 100.0%
Median Sales Price*	\$347,500	\$320,000	- 7.9%	\$325,000	\$336,600	+ 3.6%
Average Sales Price*	\$338,650	\$329,957	- 2.6%	\$329,160	\$343,508	+ 4.4%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	102.4%	100.2%	- 2.1%
Inventory of Homes for Sale	41	39	- 4.9%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

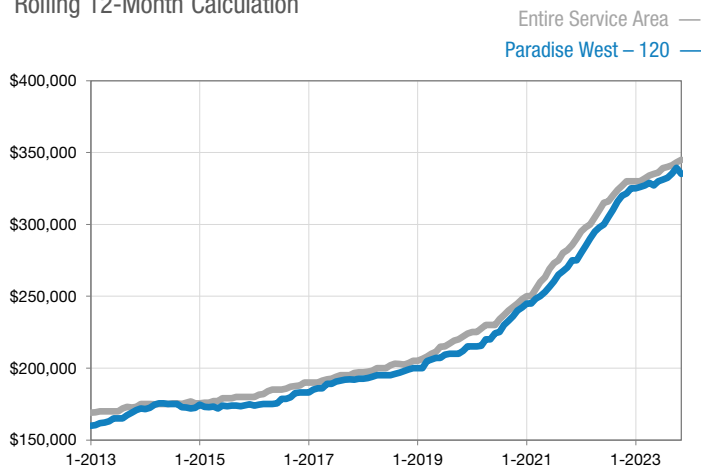
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	0	0	0.0%	7	2	- 71.4%
Pending Sales	0	0	0.0%	7	2	- 71.4%
Closed Sales	1	0	- 100.0%	8	2	- 75.0%
Days on Market Until Sale	3	--	--	3	2	- 33.3%
Median Sales Price*	\$292,000	--	--	\$265,000	\$295,000	+ 11.3%
Average Sales Price*	\$292,000	--	--	\$267,938	\$295,000	+ 10.1%
Percent of List Price Received*	102.5%	--	--	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.

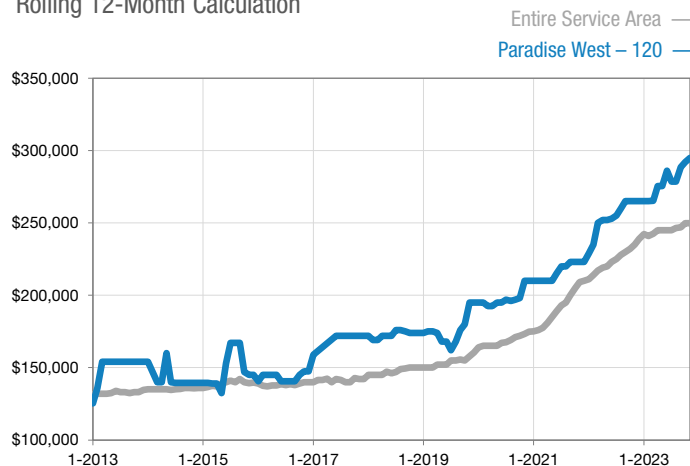
Median Sales Price - Single-Family Detached

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.