

Local Market Update for November 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	16	18	+ 12.5%	341	263	- 22.9%
Pending Sales	13	15	+ 15.4%	286	212	- 25.9%
Closed Sales	23	13	- 43.5%	295	208	- 29.5%
Days on Market Until Sale	24	24	0.0%	11	19	+ 72.7%
Median Sales Price*	\$335,000	\$405,000	+ 20.9%	\$365,000	\$374,000	+ 2.5%
Average Sales Price*	\$362,641	\$425,231	+ 17.3%	\$376,952	\$392,584	+ 4.1%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	101.5%	99.7%	- 1.8%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

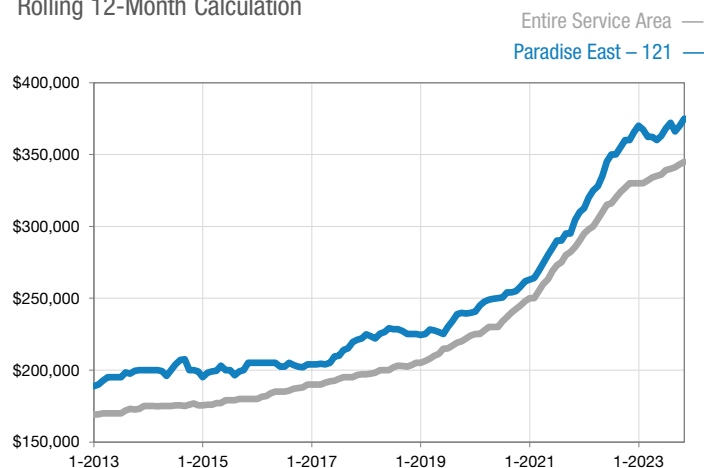
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	3	0	- 100.0%	39	18	- 53.8%
Pending Sales	2	1	- 50.0%	34	19	- 44.1%
Closed Sales	4	1	- 75.0%	36	19	- 47.2%
Days on Market Until Sale	12	1	- 91.7%	3	12	+ 300.0%
Median Sales Price*	\$223,500	\$170,000	- 23.9%	\$190,000	\$220,000	+ 15.8%
Average Sales Price*	\$234,250	\$170,000	- 27.4%	\$203,745	\$233,349	+ 14.5%
Percent of List Price Received*	98.9%	103.0%	+ 4.1%	103.2%	101.3%	- 1.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

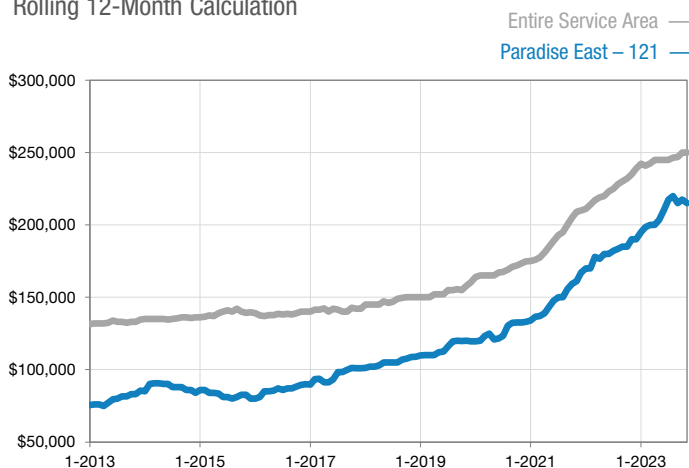
Median Sales Price - Single-Family Detached

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.