

Local Market Update for January 2024

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	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	19	12	- 36.8%	19	12	- 36.8%
Pending Sales	20	20	0.0%	20	20	0.0%
Closed Sales	13	14	+ 7.7%	13	14	+ 7.7%
Days on Market Until Sale	31	34	+ 9.7%	31	34	+ 9.7%
Median Sales Price*	\$360,000	\$362,000	+ 0.6%	\$360,000	\$362,000	+ 0.6%
Average Sales Price*	\$365,846	\$380,929	+ 4.1%	\$365,846	\$380,929	+ 4.1%
Percent of List Price Received*	99.4%	98.4%	- 1.0%	99.4%	98.4%	- 1.0%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

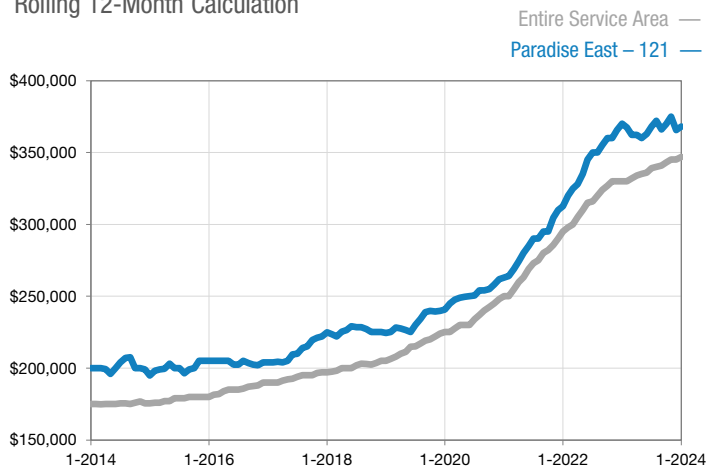
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	3	0	- 100.0%	3	0	- 100.0%
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	22	4	- 81.8%	22	4	- 81.8%
Median Sales Price*	\$251,875	\$218,000	- 13.4%	\$251,875	\$218,000	- 13.4%
Average Sales Price*	\$251,875	\$218,000	- 13.4%	\$251,875	\$218,000	- 13.4%
Percent of List Price Received*	97.9%	101.4%	+ 3.6%	97.9%	101.4%	+ 3.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

* 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.

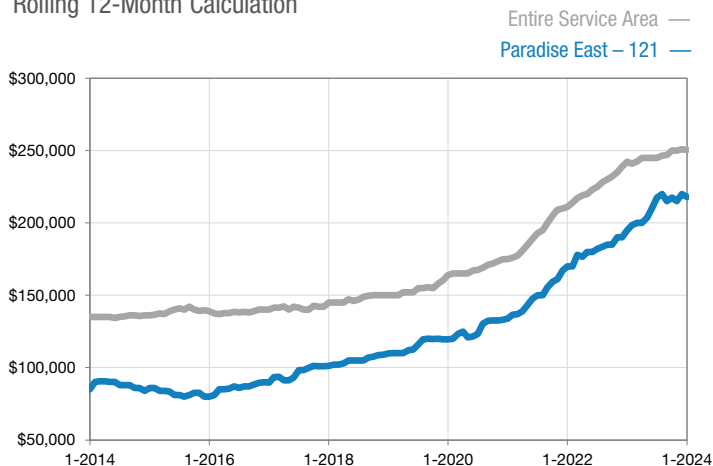
Median Sales Price - Single-Family Detached

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.