

Local Market Update for January 2024

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	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	31	42	+ 35.5%	31	42	+ 35.5%
Pending Sales	36	40	+ 11.1%	36	40	+ 11.1%
Closed Sales	18	19	+ 5.6%	18	19	+ 5.6%
Days on Market Until Sale	16	41	+ 156.3%	16	41	+ 156.3%
Median Sales Price*	\$317,500	\$365,000	+ 15.0%	\$317,500	\$365,000	+ 15.0%
Average Sales Price*	\$326,204	\$344,421	+ 5.6%	\$326,204	\$344,421	+ 5.6%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	99.5%	98.5%	- 1.0%
Inventory of Homes for Sale	28	29	+ 3.6%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

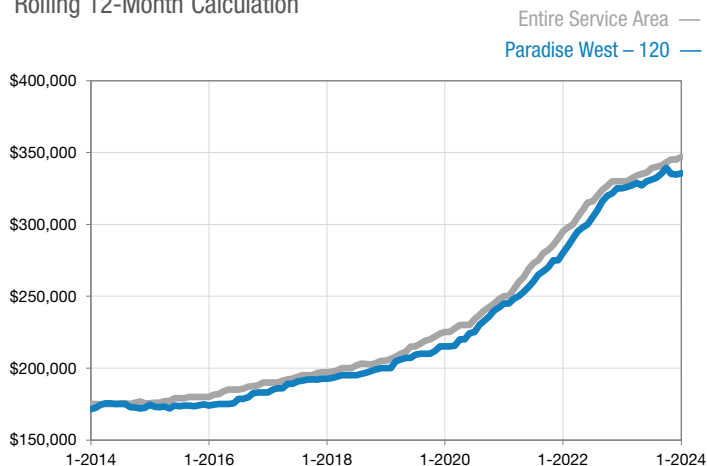
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

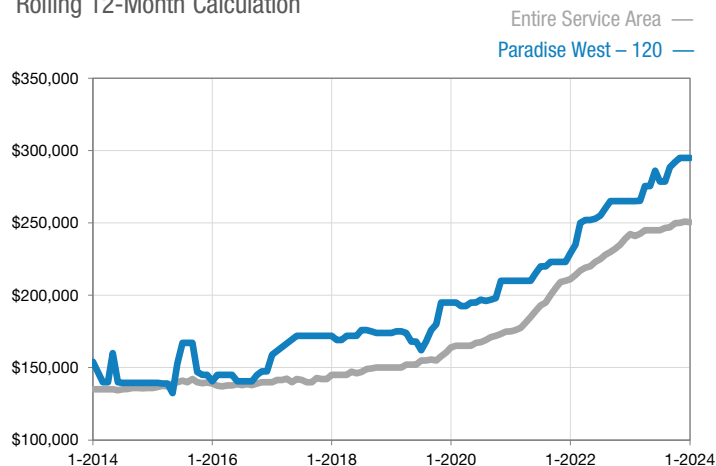
Median Sales Price - Single-Family Detached

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.