

Local Market Update for March 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 | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 3-2023 | Thru 3-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 35 | 25 | - 28.6% | 65 | 66 | + 1.5% |
| Pending Sales | 19 | 31 | + 63.2% | 58 | 70 | + 20.7% |
| Closed Sales | 20 | 20 | 0.0% | 51 | 53 | + 3.9% |
| Days on Market Until Sale | 34 | 14 | - 58.8% | 28 | 19 | - 32.1% |
| Median Sales Price* | \$349,748 | \$392,250 | + 12.2% | \$343,000 | \$375,000 | + 9.3% |
| Average Sales Price* | \$343,275 | \$424,610 | + 23.7% | \$354,061 | \$398,779 | + 12.6% |
| Percent of List Price Received* | 99.3% | 99.6% | + 0.3% | 99.3% | 99.8% | + 0.5% |
| Inventory of Homes for Sale | 23 | 11 | - 52.2% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.6 | - 40.0% | -- | -- | -- |

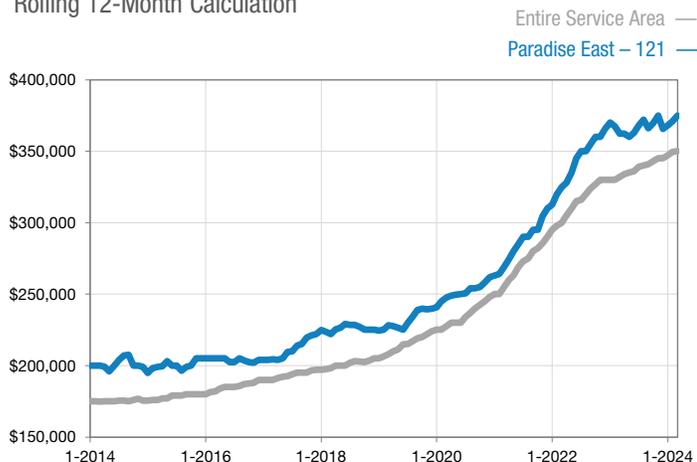
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 3-2023 | Thru 3-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 1 | - 50.0% | 5 | 5 | 0.0% |
| Pending Sales | 0 | 1 | -- | 4 | 2 | - 50.0% |
| Closed Sales | 2 | 1 | - 50.0% | 5 | 2 | - 60.0% |
| Days on Market Until Sale | 27 | 8 | - 70.4% | 26 | 6 | - 76.9% |
| Median Sales Price* | \$251,250 | \$213,000 | - 15.2% | \$253,750 | \$215,500 | - 15.1% |
| Average Sales Price* | \$251,250 | \$213,000 | - 15.2% | \$256,250 | \$215,500 | - 15.9% |
| Percent of List Price Received* | 103.8% | 99.6% | - 4.0% | 100.3% | 100.5% | + 0.2% |
| Inventory of Homes for Sale | 2 | 1 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.6 | - 14.3% | -- | -- | -- |

* 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.

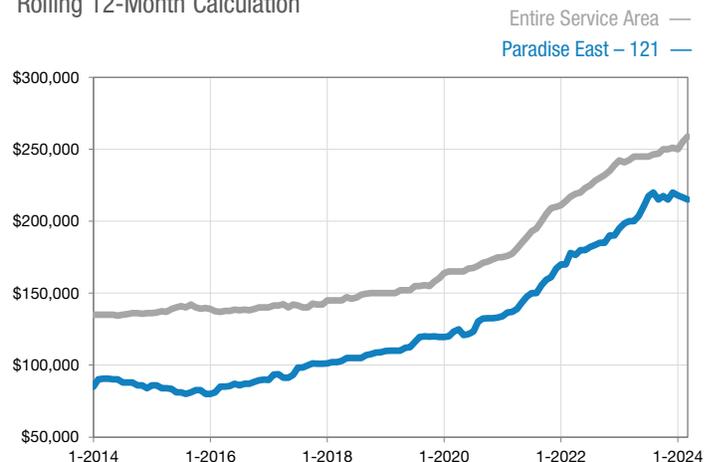
Median Sales Price - Single-Family Detached

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.