

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		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
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%	--	--	--

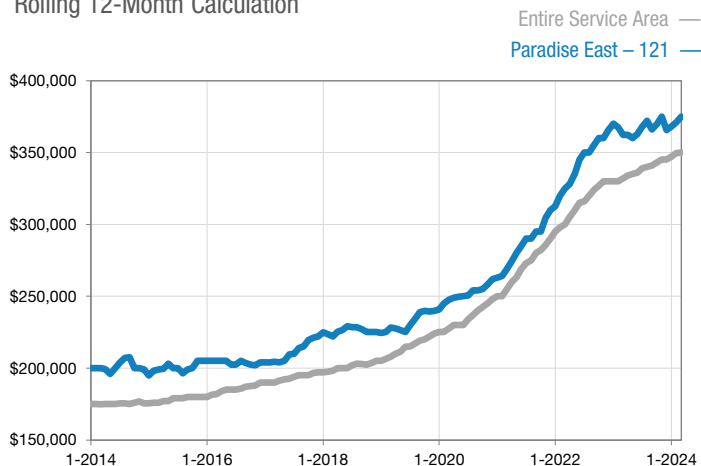
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
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.

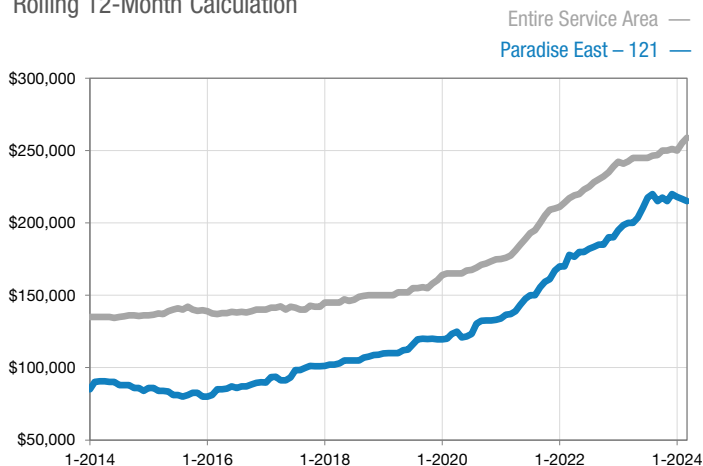
Median Sales Price - Single-Family Detached

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.