

# Local Market Update for April 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	21	33	+ 57.1%	86	100	+ 16.3%
Pending Sales	20	23	+ 15.0%	78	92	+ 17.9%
Closed Sales	17	26	+ 52.9%	68	79	+ 16.2%
Days on Market Until Sale	12	33	+ 175.0%	24	24	0.0%
Median Sales Price*	\$363,000	\$367,500	+ 1.2%	\$350,000	\$370,000	+ 5.7%
Average Sales Price*	\$376,618	\$421,650	+ 12.0%	\$359,701	\$406,306	+ 13.0%
Percent of List Price Received*	100.1%	99.1%	- 1.0%	99.5%	99.6%	+ 0.1%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

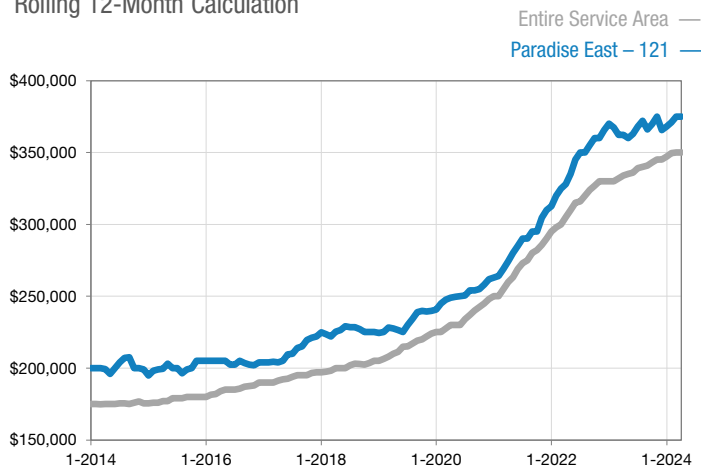
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	2	1	- 50.0%	7	6	- 14.3%
Pending Sales	2	1	- 50.0%	6	3	- 50.0%
Closed Sales	0	0	0.0%	5	2	- 60.0%
Days on Market Until Sale	--	--	--	26	6	- 76.9%
Median Sales Price*	--	--	--	\$253,750	\$215,500	- 15.1%
Average Sales Price*	--	--	--	\$256,250	\$215,500	- 15.9%
Percent of List Price Received*	--	--	--	100.3%	100.5%	+ 0.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

\* 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.

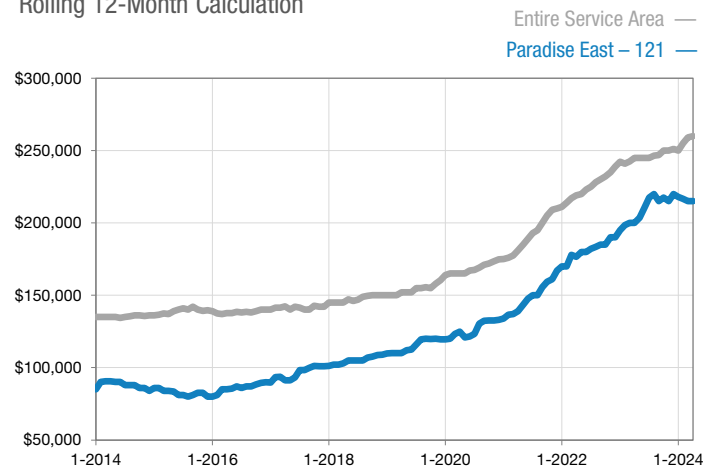
### Median Sales Price - Single-Family Detached

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.