

Local Market Update for December 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	21	7	- 66.7%	284	283	- 0.4%
Pending Sales	20	15	- 25.0%	228	244	+ 7.0%
Closed Sales	20	26	+ 30.0%	228	240	+ 5.3%
Days on Market Until Sale	29	36	+ 24.1%	20	25	+ 25.0%
Median Sales Price*	\$329,500	\$358,750	+ 8.9%	\$365,500	\$389,950	+ 6.7%
Average Sales Price*	\$351,421	\$394,592	+ 12.3%	\$388,973	\$415,288	+ 6.8%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	31	23	- 25.8%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

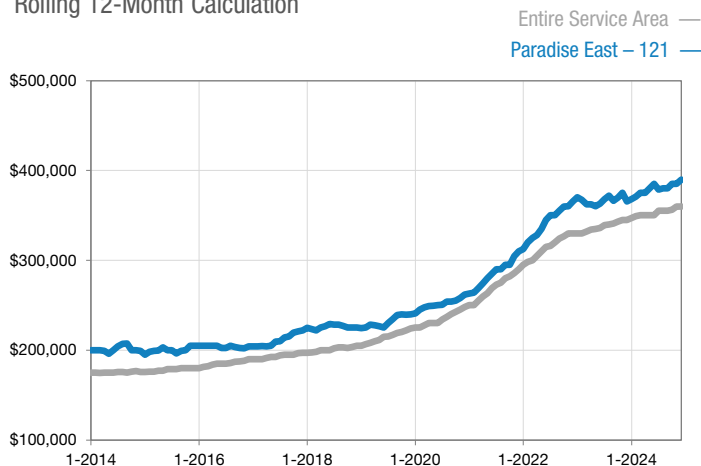
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	2	1	- 50.0%	20	20	0.0%
Pending Sales	1	3	+ 200.0%	20	13	- 35.0%
Closed Sales	1	1	0.0%	20	11	- 45.0%
Days on Market Until Sale	53	29	- 45.3%	14	20	+ 42.9%
Median Sales Price*	\$315,000	\$220,400	- 30.0%	\$220,000	\$218,000	- 0.9%
Average Sales Price*	\$315,000	\$220,400	- 30.0%	\$237,431	\$227,809	- 4.1%
Percent of List Price Received*	98.4%	100.2%	+ 1.8%	101.2%	101.3%	+ 0.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

* 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.

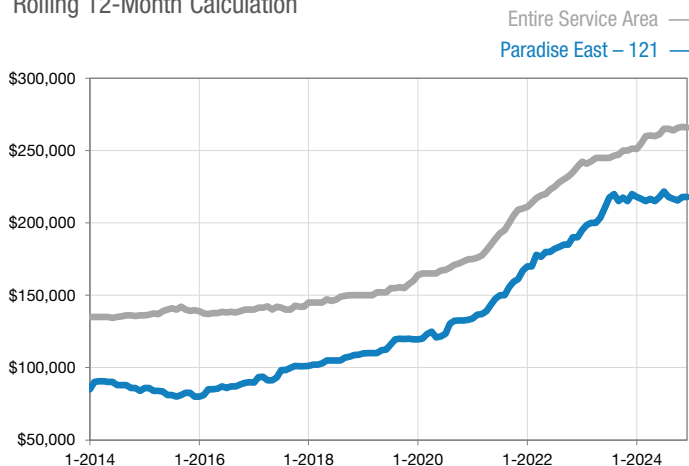
Median Sales Price - Single-Family Detached

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.