

Local Market Update for December 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	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	21	25	+ 19.0%	398	467	+ 17.3%
Pending Sales	23	33	+ 43.5%	353	396	+ 12.2%
Closed Sales	23	32	+ 39.1%	345	382	+ 10.7%
Days on Market Until Sale	22	32	+ 45.5%	18	25	+ 38.9%
Median Sales Price*	\$311,000	\$339,500	+ 9.2%	\$334,600	\$350,000	+ 4.6%
Average Sales Price*	\$313,148	\$356,518	+ 13.8%	\$341,484	\$356,619	+ 4.4%
Percent of List Price Received*	100.3%	98.3%	- 2.0%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	33	45	+ 36.4%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

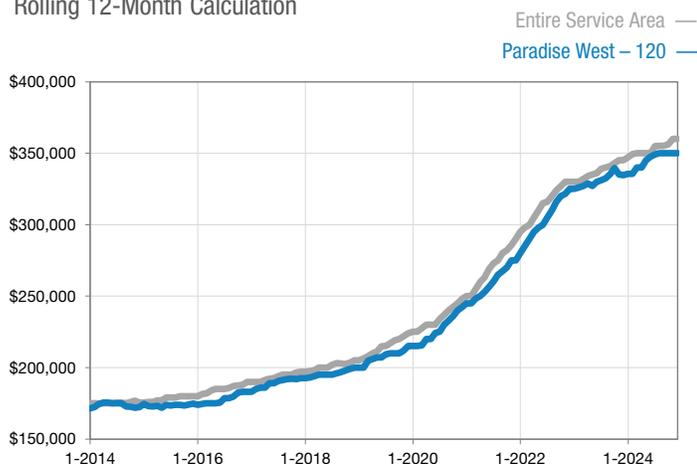
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	--	--	--	2	4	+ 100.0%
Median Sales Price*	--	--	--	\$295,000	\$296,000	+ 0.3%
Average Sales Price*	--	--	--	\$295,000	\$296,000	+ 0.3%
Percent of List Price Received*	--	--	--	101.7%	99.5%	- 2.2%
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.

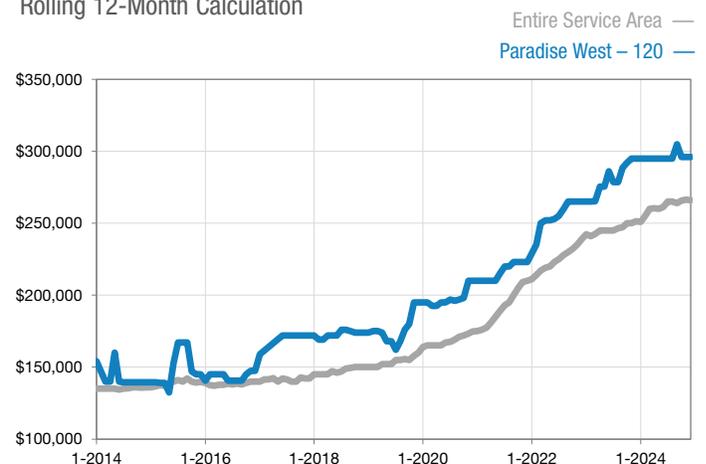
Median Sales Price - Single-Family Detached

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.