

Local Market Update for June 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	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	32	27	- 15.6%	142	150	+ 5.6%
Pending Sales	17	18	+ 5.9%	119	129	+ 8.4%
Closed Sales	22	25	+ 13.6%	116	127	+ 9.5%
Days on Market Until Sale	23	12	- 47.8%	20	23	+ 15.0%
Median Sales Price*	\$382,500	\$400,000	+ 4.6%	\$363,000	\$390,000	+ 7.4%
Average Sales Price*	\$387,950	\$419,243	+ 8.1%	\$378,233	\$415,969	+ 10.0%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	25	29	+ 16.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

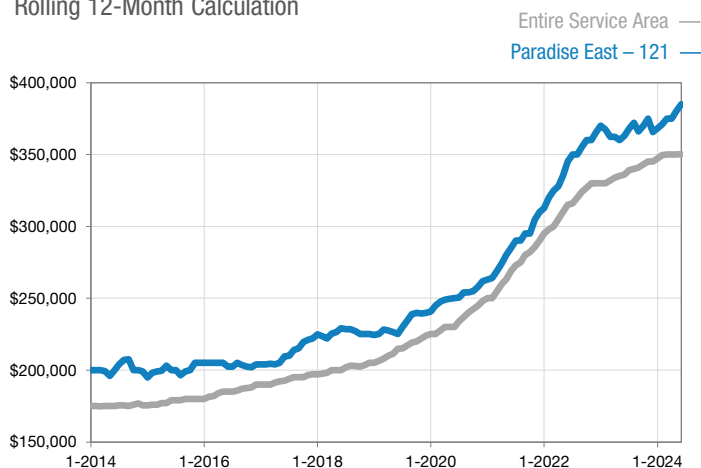
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	1	1	0.0%	12	8	- 33.3%
Pending Sales	1	0	- 100.0%	12	4	- 66.7%
Closed Sales	4	2	- 50.0%	12	5	- 58.3%
Days on Market Until Sale	10	43	+ 330.0%	16	20	+ 25.0%
Median Sales Price*	\$213,000	\$292,750	+ 37.4%	\$222,500	\$225,500	+ 1.3%
Average Sales Price*	\$257,250	\$292,750	+ 13.8%	\$244,604	\$256,500	+ 4.9%
Percent of List Price Received*	101.1%	102.0%	+ 0.9%	101.4%	102.3%	+ 0.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--

* 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.

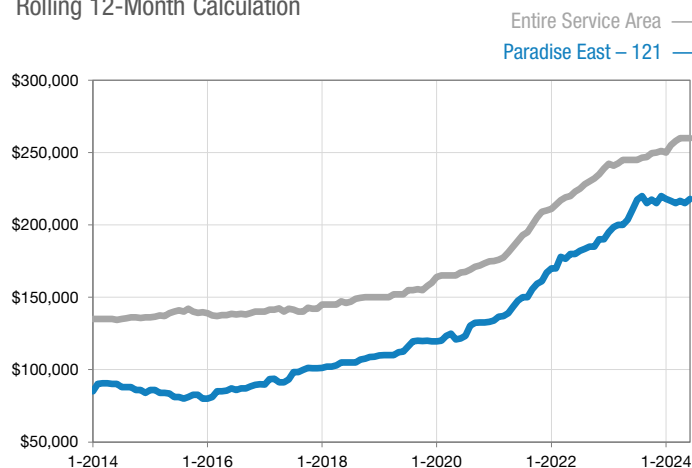
Median Sales Price - Single-Family Detached

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.