

Local Market Update for October 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	29	35	+ 20.7%	349	402	+ 15.2%
Pending Sales	20	38	+ 90.0%	308	336	+ 9.1%
Closed Sales	33	32	- 3.0%	303	325	+ 7.3%
Days on Market Until Sale	17	25	+ 47.1%	18	23	+ 27.8%
Median Sales Price*	\$355,000	\$346,450	- 2.4%	\$340,000	\$354,000	+ 4.1%
Average Sales Price*	\$350,265	\$346,006	- 1.2%	\$344,358	\$356,781	+ 3.6%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	100.2%	99.6%	- 0.6%
Inventory of Homes for Sale	41	49	+ 19.5%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

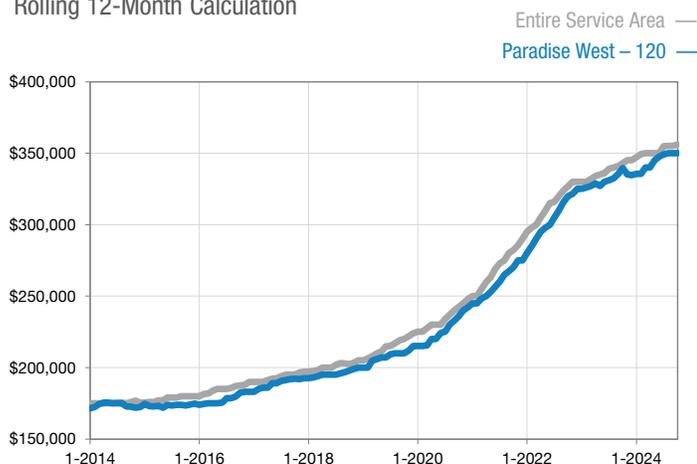
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	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	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	3	--	--	2	4	+ 100.0%
Median Sales Price*	\$305,000	--	--	\$295,000	\$296,000	+ 0.3%
Average Sales Price*	\$305,000	--	--	\$295,000	\$296,000	+ 0.3%
Percent of List Price Received*	103.4%	--	--	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.

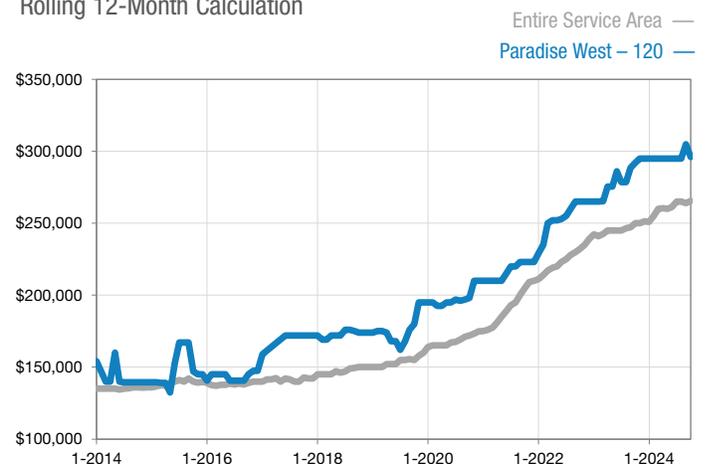
Median Sales Price - Single-Family Detached

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.