

# Local Market Update for October 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	24	26	+ 8.3%	245	252	+ 2.9%
Pending Sales	15	19	+ 26.7%	195	206	+ 5.6%
Closed Sales	18	25	+ 38.9%	195	202	+ 3.6%
Days on Market Until Sale	14	28	+ 100.0%	19	23	+ 21.1%
Median Sales Price*	\$385,000	\$450,000	+ 16.9%	\$372,000	\$390,000	+ 4.8%
Average Sales Price*	\$425,921	\$468,664	+ 10.0%	\$390,408	\$417,278	+ 6.9%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	99.8%	99.5%	- 0.3%
Inventory of Homes for Sale	32	39	+ 21.9%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

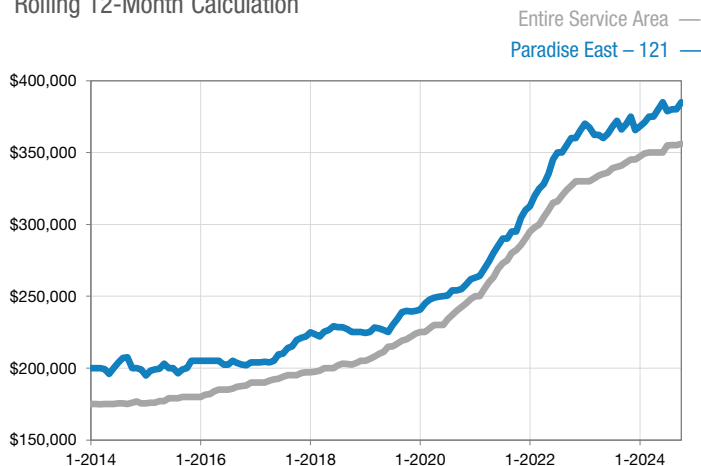
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	2	2	0.0%	18	18	0.0%
Pending Sales	2	2	0.0%	18	10	- 44.4%
Closed Sales	3	1	- 66.7%	18	8	- 55.6%
Days on Market Until Sale	2	20	+ 900.0%	12	20	+ 66.7%
Median Sales Price*	\$215,000	\$170,000	- 20.9%	\$220,000	\$215,500	- 2.0%
Average Sales Price*	\$207,458	\$170,000	- 18.1%	\$236,868	\$222,250	- 6.2%
Percent of List Price Received*	102.6%	100.0%	- 2.5%	101.3%	101.2%	- 0.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--

\* 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.

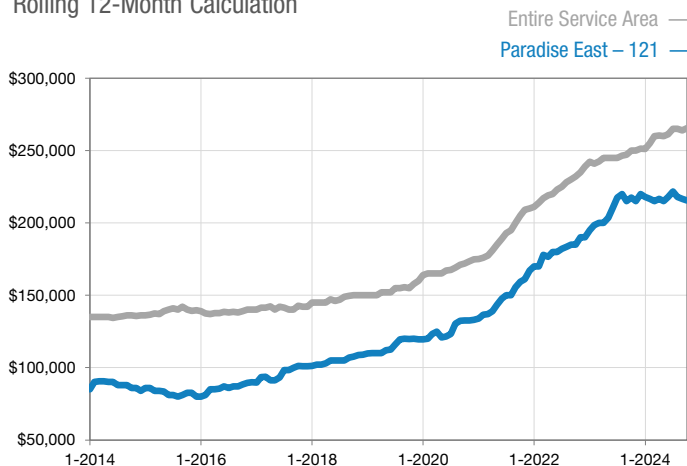
### Median Sales Price - Single-Family Detached

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.