

Local Market Update for July 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	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	30	21	- 30.0%	172	171	- 0.6%
Pending Sales	23	24	+ 4.3%	142	151	+ 6.3%
Closed Sales	19	14	- 26.3%	135	141	+ 4.4%
Days on Market Until Sale	14	18	+ 28.6%	19	22	+ 15.8%
Median Sales Price*	\$410,838	\$390,000	- 5.1%	\$372,000	\$390,000	+ 4.8%
Average Sales Price*	\$437,913	\$408,343	- 6.8%	\$386,632	\$415,212	+ 7.4%
Percent of List Price Received*	99.6%	99.6%	0.0%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	29	22	- 24.1%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

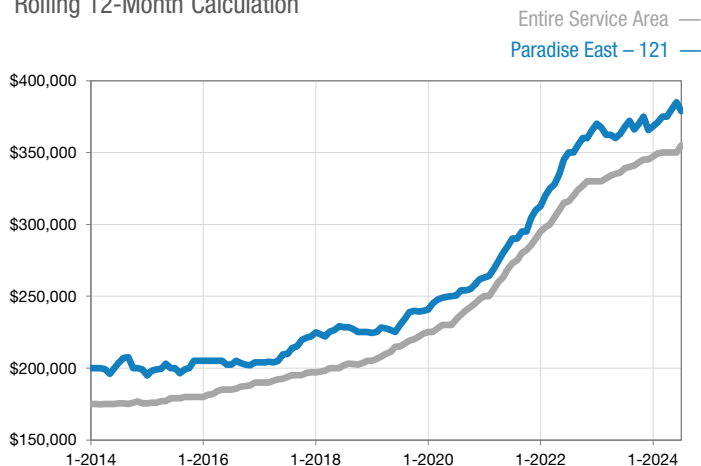
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	0	0.0%	12	8	- 33.3%
Pending Sales	1	0	- 100.0%	13	4	- 69.2%
Closed Sales	1	0	- 100.0%	13	5	- 61.5%
Days on Market Until Sale	8	--	--	16	20	+ 25.0%
Median Sales Price*	\$210,000	--	--	\$220,000	\$225,500	+ 2.5%
Average Sales Price*	\$210,000	--	--	\$241,942	\$256,500	+ 6.0%
Percent of List Price Received*	95.5%	--	--	101.0%	102.3%	+ 1.3%
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.

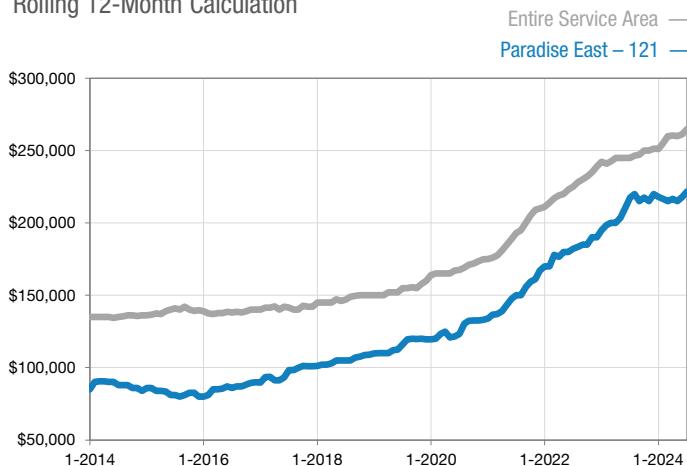
Median Sales Price - Single-Family Detached

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.