

Local Market Update for July 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	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	33	46	+ 39.4%	242	287	+ 18.6%
Pending Sales	31	45	+ 45.2%	224	254	+ 13.4%
Closed Sales	26	35	+ 34.6%	203	225	+ 10.8%
Days on Market Until Sale	14	27	+ 92.9%	18	24	+ 33.3%
Median Sales Price*	\$345,000	\$353,000	+ 2.3%	\$330,000	\$355,000	+ 7.6%
Average Sales Price*	\$356,565	\$352,611	- 1.1%	\$340,269	\$355,596	+ 4.5%
Percent of List Price Received*	100.7%	99.9%	- 0.8%	100.5%	99.6%	- 0.9%
Inventory of Homes for Sale	36	40	+ 11.1%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

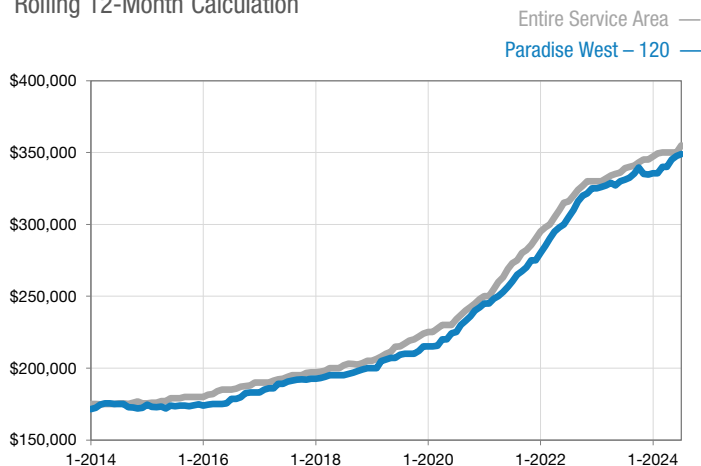
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	0	2	--
Pending Sales	0	0	0.0%	0	2	--
Closed Sales	0	2	--	0	2	--
Days on Market Until Sale	--	4	--	--	4	--
Median Sales Price*	--	\$296,000	--	--	\$296,000	--
Average Sales Price*	--	\$296,000	--	--	\$296,000	--
Percent of List Price Received*	--	99.5%	--	--	99.5%	--
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.

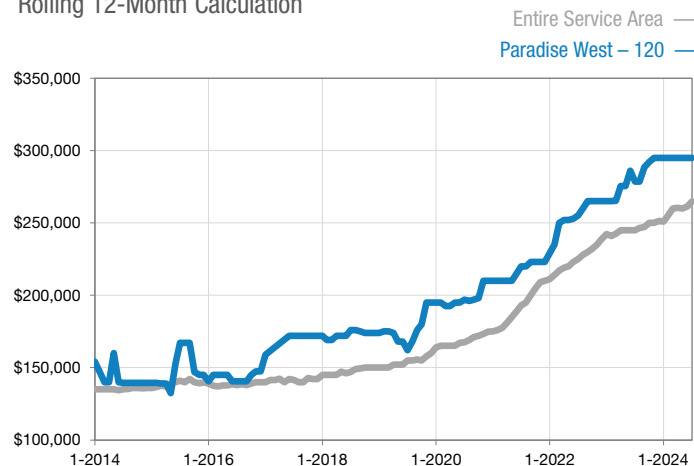
Median Sales Price - Single-Family Detached

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.