

Local Market Update for November 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	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	18	24	+ 33.3%	263	276	+ 4.9%
Pending Sales	13	28	+ 115.4%	208	232	+ 11.5%
Closed Sales	13	12	- 7.7%	208	214	+ 2.9%
Days on Market Until Sale	24	34	+ 41.7%	19	24	+ 26.3%
Median Sales Price*	\$405,000	\$387,750	- 4.3%	\$374,000	\$390,000	+ 4.3%
Average Sales Price*	\$425,231	\$426,625	+ 0.3%	\$392,584	\$417,802	+ 6.4%
Percent of List Price Received*	99.1%	98.0%	- 1.1%	99.7%	99.4%	- 0.3%
Inventory of Homes for Sale	34	34	0.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

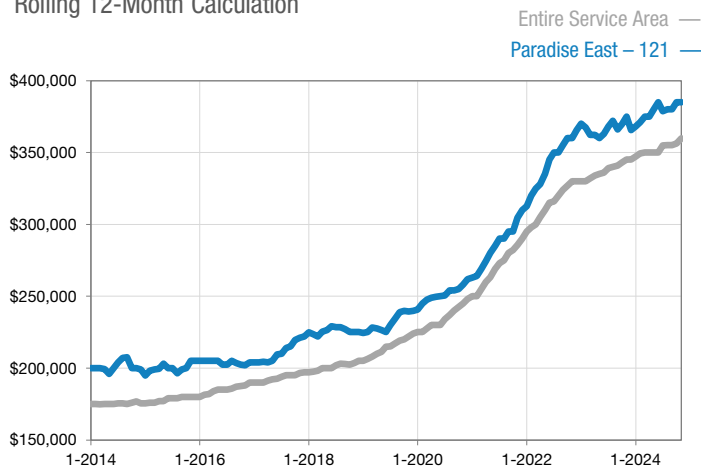
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	0	1	--	18	19	+ 5.6%
Pending Sales	1	0	- 100.0%	19	10	- 47.4%
Closed Sales	1	2	+ 100.0%	19	10	- 47.4%
Days on Market Until Sale	1	18	+ 1700.0%	12	20	+ 66.7%
Median Sales Price*	\$170,000	\$253,750	+ 49.3%	\$220,000	\$216,500	- 1.6%
Average Sales Price*	\$170,000	\$253,750	+ 49.3%	\$233,349	\$228,550	- 2.1%
Percent of List Price Received*	103.0%	102.2%	- 0.8%	101.3%	101.4%	+ 0.1%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	1.9	--	--	--	--

* 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.

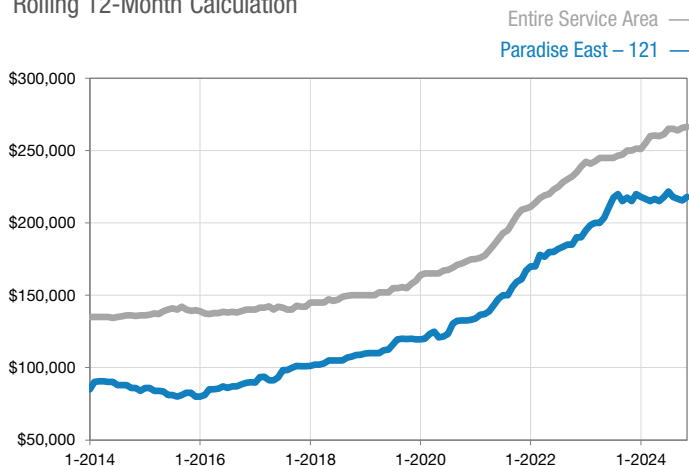
Median Sales Price - Single-Family Detached

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.