

Local Market Update for November 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

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	28	39	+ 39.3%	377	441	+ 17.0%
Pending Sales	22	31	+ 40.9%	330	363	+ 10.0%
Closed Sales	19	24	+ 26.3%	322	350	+ 8.7%
Days on Market Until Sale	21	30	+ 42.9%	18	24	+ 33.3%
Median Sales Price*	\$320,000	\$343,750	+ 7.4%	\$336,600	\$352,750	+ 4.8%
Average Sales Price*	\$329,957	\$354,425	+ 7.4%	\$343,508	\$356,628	+ 3.8%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	100.2%	99.5%	- 0.7%
Inventory of Homes for Sale	41	55	+ 34.1%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 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.

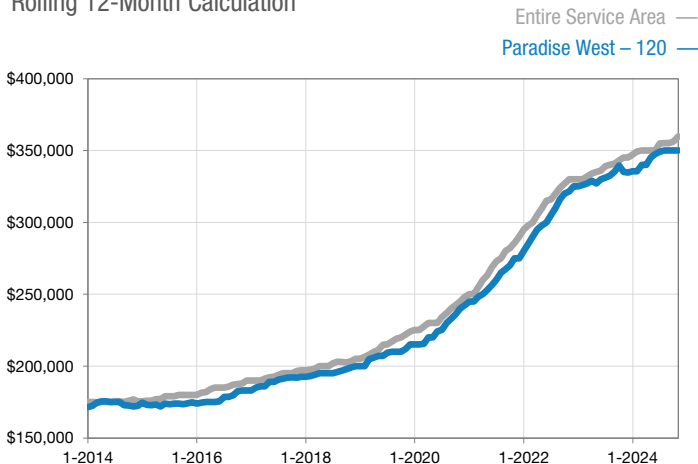
Single-Family Attached

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	--	--	--	2	4	+ 100.0%
Median Sales Price*	--	--	--	\$295,000	\$296,000	+ 0.3%
Average Sales Price*	--	--	--	\$295,000	\$296,000	+ 0.3%
Percent of List Price Received*	--	--	--	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.

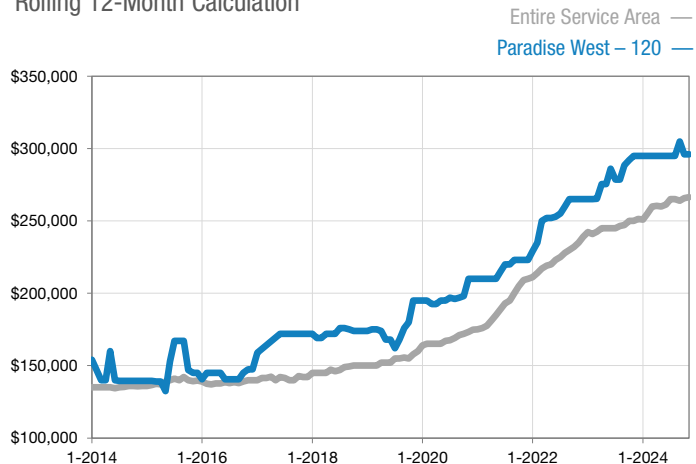
Median Sales Price - Single-Family Detached

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.