

# Local Market Update for August 2020

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	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	61	48	- 21.3%	431	345	- 20.0%
Pending Sales	45	51	+ 13.3%	319	320	+ 0.3%
Closed Sales	34	32	- 5.9%	296	278	- 6.1%
Days on Market Until Sale	26	19	- 26.9%	30	24	- 20.0%
Median Sales Price*	\$249,750	<b>\$317,500</b>	+ 27.1%	\$239,900	<b>\$259,000</b>	+ 8.0%
Average Sales Price*	\$252,874	<b>\$306,979</b>	+ 21.4%	\$252,804	<b>\$279,070</b>	+ 10.4%
Percent of List Price Received*	98.9%	100.0%	+ 1.1%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	88	19	- 78.4%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--

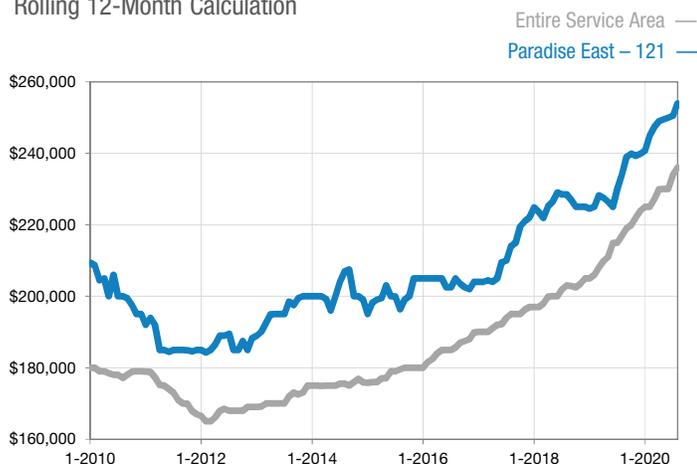
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	3	1	- 66.7%	27	25	- 7.4%
Pending Sales	5	2	- 60.0%	22	27	+ 22.7%
Closed Sales	4	4	0.0%	19	24	+ 26.3%
Days on Market Until Sale	24	9	- 62.5%	29	13	- 55.2%
Median Sales Price*	\$118,250	<b>\$135,250</b>	+ 14.4%	\$119,500	<b>\$132,500</b>	+ 10.9%
Average Sales Price*	\$114,125	<b>\$149,250</b>	+ 30.8%	\$117,278	<b>\$142,027</b>	+ 21.1%
Percent of List Price Received*	97.7%	100.2%	+ 2.6%	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

\* 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.

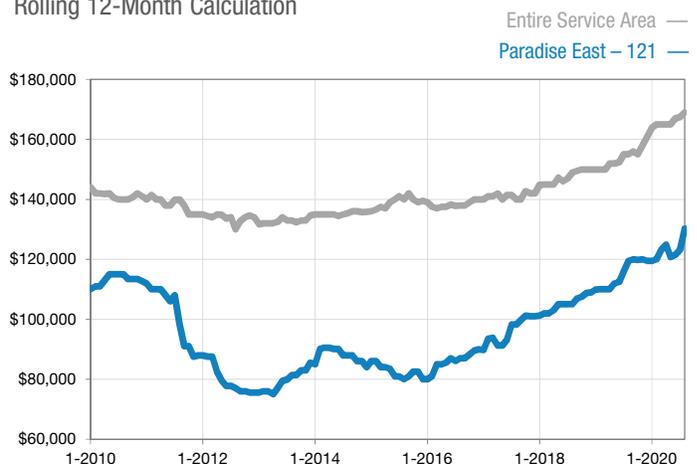
### Median Sales Price - Single-Family Detached

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.