

Local Market Update for August 2020

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	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	75	74	- 1.3%	602	510	- 15.3%
Pending Sales	69	71	+ 2.9%	517	492	- 4.8%
Closed Sales	82	56	- 31.7%	494	438	- 11.3%
Days on Market Until Sale	22	10	- 54.5%	34	19	- 44.1%
Median Sales Price*	\$220,000	\$249,500	+ 13.4%	\$212,000	\$235,000	+ 10.8%
Average Sales Price*	\$223,837	\$260,505	+ 16.4%	\$217,004	\$243,734	+ 12.3%
Percent of List Price Received*	99.0%	101.0%	+ 2.0%	99.1%	100.1%	+ 1.0%
Inventory of Homes for Sale	82	18	- 78.0%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--

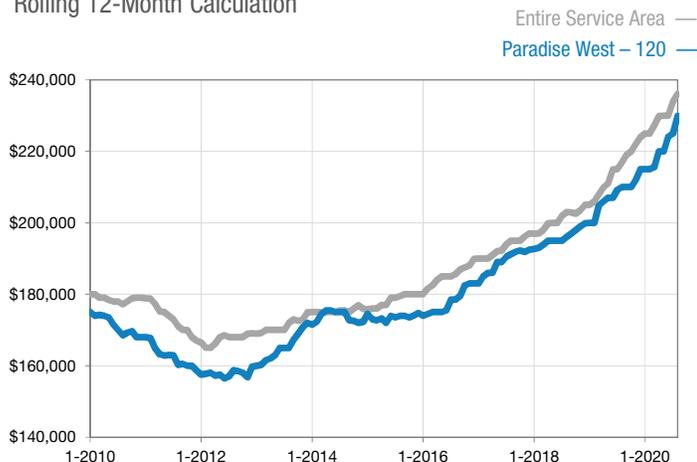
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	6	4	- 33.3%
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Days on Market Until Sale	11	--	--	18	4	- 77.8%
Median Sales Price*	\$199,500	--	--	\$180,750	\$209,900	+ 16.1%
Average Sales Price*	\$199,500	--	--	\$180,750	\$199,967	+ 10.6%
Percent of List Price Received*	100.0%	--	--	99.1%	99.9%	+ 0.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

* 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.

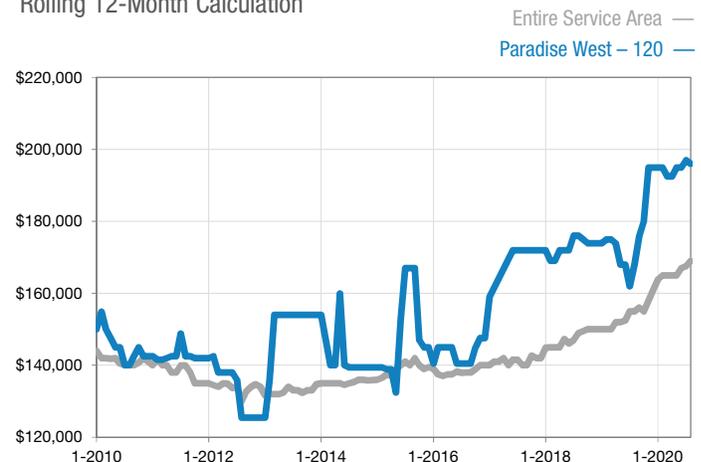
Median Sales Price - Single-Family Detached

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.