

Local Market Update for September 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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	40	57	+ 42.5%	471	403	- 14.4%
Pending Sales	25	42	+ 68.0%	344	361	+ 4.9%
Closed Sales	37	47	+ 27.0%	333	325	- 2.4%
Days on Market Until Sale	31	13	- 58.1%	30	22	- 26.7%
Median Sales Price*	\$268,000	\$265,000	- 1.1%	\$240,500	\$260,000	+ 8.1%
Average Sales Price*	\$276,705	\$285,326	+ 3.1%	\$255,460	\$279,975	+ 9.6%
Percent of List Price Received*	98.6%	100.1%	+ 1.5%	98.9%	99.2%	+ 0.3%
Inventory of Homes for Sale	82	32	- 61.0%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--

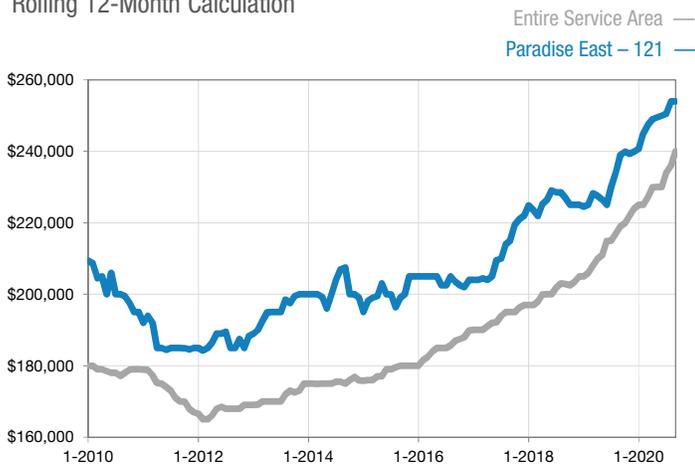
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	28	29	+ 3.6%
Pending Sales	2	3	+ 50.0%	24	30	+ 25.0%
Closed Sales	5	3	- 40.0%	24	27	+ 12.5%
Days on Market Until Sale	40	1	- 97.5%	31	12	- 61.3%
Median Sales Price*	\$121,500	\$132,310	+ 8.9%	\$119,750	\$132,500	+ 10.6%
Average Sales Price*	\$133,700	\$147,403	+ 10.2%	\$120,700	\$142,624	+ 18.2%
Percent of List Price Received*	100.1%	102.6%	+ 2.5%	99.1%	99.7%	+ 0.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--

* 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.

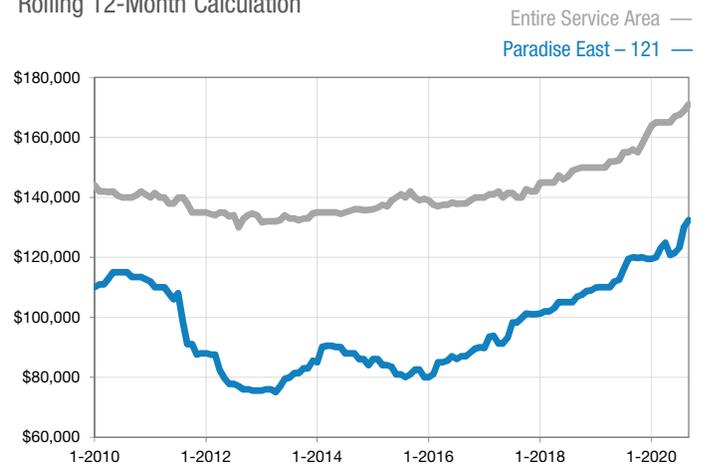
Median Sales Price - Single-Family Detached

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.