

# Local Market Update for February 2021

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	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	54	47	- 13.0%	104	100	- 3.8%
Pending Sales	59	48	- 18.6%	96	103	+ 7.3%
Closed Sales	42	47	+ 11.9%	73	108	+ 47.9%
Days on Market Until Sale	35	11	- 68.6%	33	12	- 63.6%
Median Sales Price*	\$225,450	\$260,000	+ 15.3%	\$224,000	\$252,425	+ 12.7%
Average Sales Price*	\$241,214	\$262,496	+ 8.8%	\$234,080	\$254,231	+ 8.6%
Percent of List Price Received*	99.4%	100.7%	+ 1.3%	99.3%	100.3%	+ 1.0%
Inventory of Homes for Sale	55	12	- 78.2%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

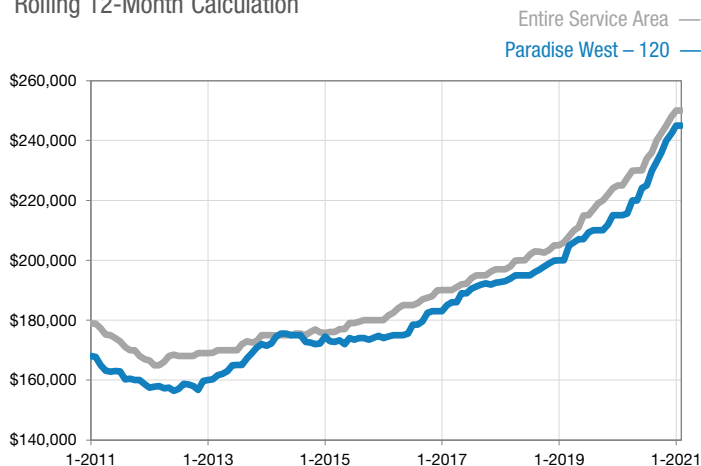
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	2	--	--	2	--
Median Sales Price*	--	\$223,000	--	--	\$223,000	--
Average Sales Price*	--	\$223,000	--	--	\$223,000	--
Percent of List Price Received*	--	103.7%	--	--	103.7%	--
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.

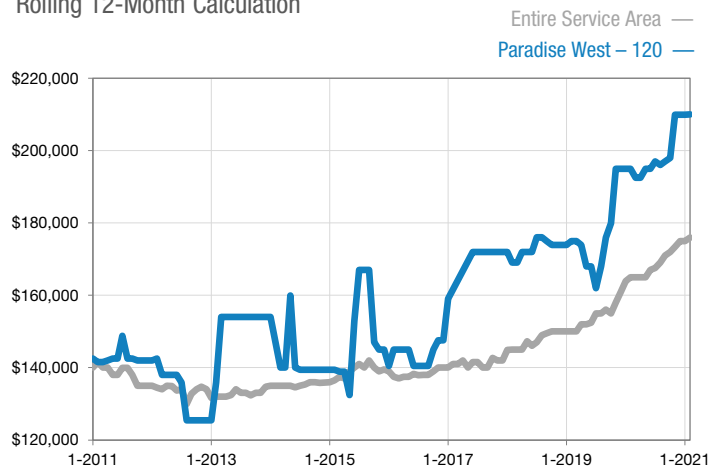
### Median Sales Price - Single-Family Detached

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.