

# Local Market Update for February 2021

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	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	41	34	- 17.1%	69	69	0.0%
Pending Sales	29	43	+ 48.3%	68	78	+ 14.7%
Closed Sales	27	30	+ 11.1%	51	59	+ 15.7%
Days on Market Until Sale	56	16	- 71.4%	50	19	- 62.0%
Median Sales Price*	\$298,000	<b>\$280,000</b>	- 6.0%	\$277,000	<b>\$280,000</b>	+ 1.1%
Average Sales Price*	\$295,225	<b>\$288,343</b>	- 2.3%	\$284,396	<b>\$290,380</b>	+ 2.1%
Percent of List Price Received*	98.0%	<b>100.5%</b>	+ 2.6%	97.8%	<b>99.8%</b>	+ 2.0%
Inventory of Homes for Sale	44	9	- 79.5%	--	--	--
Months Supply of Inventory	1.2	<b>0.2</b>	- 83.3%	--	--	--

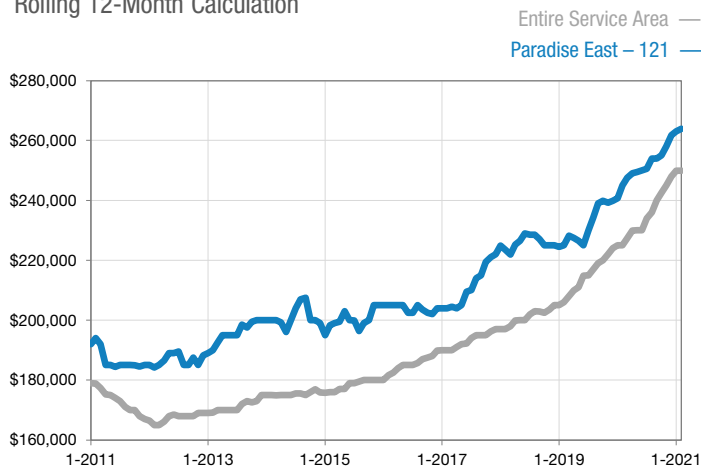
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	2	4	+ 100.0%	5	9	+ 80.0%
Pending Sales	3	5	+ 66.7%	8	11	+ 37.5%
Closed Sales	4	7	+ 75.0%	5	9	+ 80.0%
Days on Market Until Sale	30	20	- 33.3%	25	16	- 36.0%
Median Sales Price*	\$116,450	<b>\$155,500</b>	+ 33.5%	\$128,000	<b>\$145,000</b>	+ 13.3%
Average Sales Price*	\$132,975	<b>\$158,643</b>	+ 19.3%	\$131,980	<b>\$155,044</b>	+ 17.5%
Percent of List Price Received*	96.9%	<b>99.2%</b>	+ 2.4%	97.2%	<b>99.4%</b>	+ 2.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	<b>0.3</b>	--	--	--	--

\* 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.

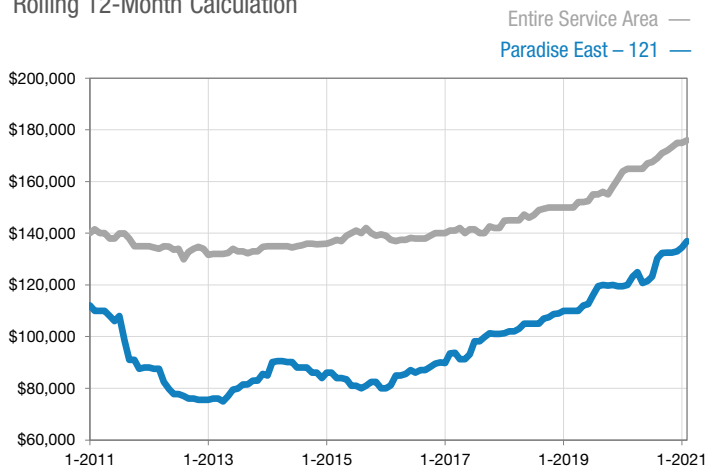
### Median Sales Price - Single-Family Detached

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.