

Local Market Update for March 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	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	61	74	+ 21.3%	165	175	+ 6.1%
Pending Sales	53	77	+ 45.3%	149	174	+ 16.8%
Closed Sales	45	59	+ 31.1%	118	167	+ 41.5%
Days on Market Until Sale	23	6	- 73.9%	29	10	- 65.5%
Median Sales Price*	\$242,000	\$265,000	+ 9.5%	\$225,500	\$257,000	+ 14.0%
Average Sales Price*	\$245,094	\$265,931	+ 8.5%	\$238,280	\$258,364	+ 8.4%
Percent of List Price Received*	99.5%	101.5%	+ 2.0%	99.4%	100.7%	+ 1.3%
Inventory of Homes for Sale	54	14	- 74.1%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

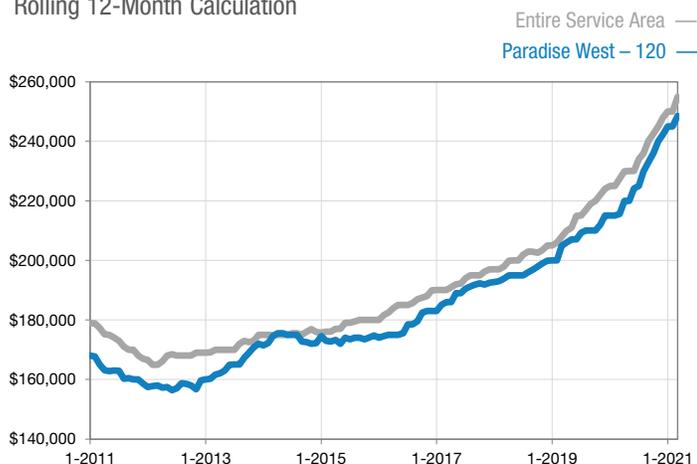
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	0	1	--	1	3	+ 200.0%
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	6	1	- 83.3%	6	2	- 66.7%
Median Sales Price*	\$180,000	\$220,000	+ 22.2%	\$180,000	\$221,500	+ 23.1%
Average Sales Price*	\$180,000	\$220,000	+ 22.2%	\$180,000	\$221,500	+ 23.1%
Percent of List Price Received*	97.3%	97.8%	+ 0.5%	97.3%	100.7%	+ 3.5%
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.

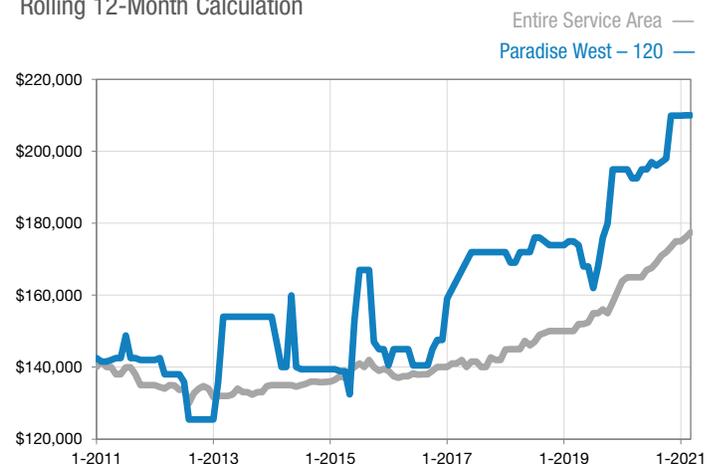
Median Sales Price - Single-Family Detached

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.