

Local Market Update for March 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	43	50	+ 16.3%	112	119	+ 6.3%
Pending Sales	32	52	+ 62.5%	100	124	+ 24.0%
Closed Sales	30	32	+ 6.7%	81	91	+ 12.3%
Days on Market Until Sale	19	14	- 26.3%	38	17	- 55.3%
Median Sales Price*	\$247,500	\$294,000	+ 18.8%	\$260,000	\$280,000	+ 7.7%
Average Sales Price*	\$256,662	\$299,791	+ 16.8%	\$274,124	\$293,716	+ 7.1%
Percent of List Price Received*	98.9%	100.5%	+ 1.6%	98.2%	100.1%	+ 1.9%
Inventory of Homes for Sale	42	8	- 81.0%	--	--	--
Months Supply of Inventory	1.2	0.2	- 83.3%	--	--	--

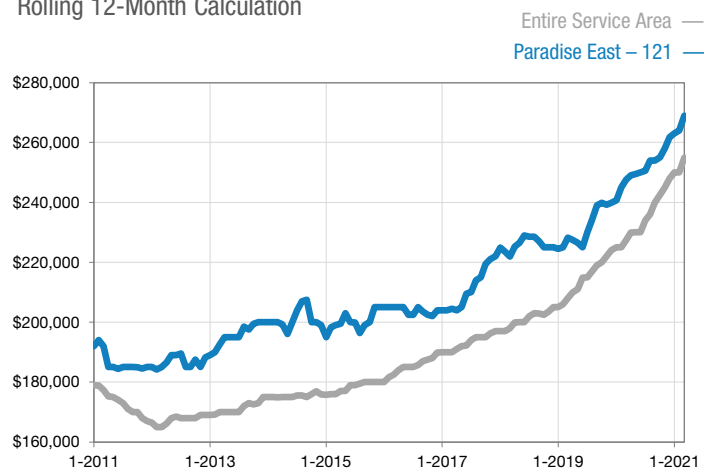
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	6	2	- 66.7%	11	11	0.0%
Pending Sales	2	2	0.0%	10	12	+ 20.0%
Closed Sales	1	4	+ 300.0%	6	13	+ 116.7%
Days on Market Until Sale	31	11	- 64.5%	26	14	- 46.2%
Median Sales Price*	\$132,500	\$139,500	+ 5.3%	\$130,250	\$145,000	+ 11.3%
Average Sales Price*	\$132,500	\$141,500	+ 6.8%	\$132,067	\$150,877	+ 14.2%
Percent of List Price Received*	100.0%	104.5%	+ 4.5%	97.7%	101.0%	+ 3.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
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.

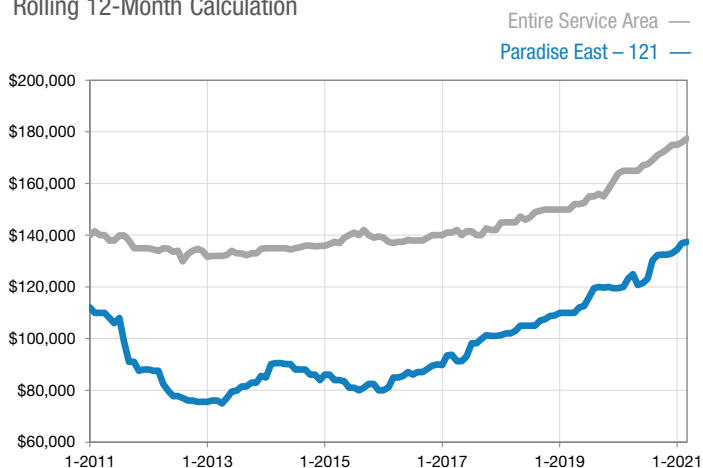
Median Sales Price - Single-Family Detached

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.