

Local Market Update for April 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 | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| New Listings | 60 | 58 | - 3.3% | 225 | 233 | + 3.6% |
| Pending Sales | 54 | 58 | + 7.4% | 203 | 223 | + 9.9% |
| Closed Sales | 56 | 62 | + 10.7% | 174 | 230 | + 32.2% |
| Days on Market Until Sale | 17 | 5 | - 70.6% | 25 | 8 | - 68.0% |
| Median Sales Price* | \$241,500 | \$269,500 | + 11.6% | \$232,000 | \$259,850 | + 12.0% |
| Average Sales Price* | \$246,818 | \$277,408 | + 12.4% | \$241,028 | \$263,327 | + 9.3% |
| Percent of List Price Received* | 99.7% | 101.7% | + 2.0% | 99.5% | 101.0% | + 1.5% |
| Inventory of Homes for Sale | 54 | 18 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.3 | - 70.0% | -- | -- | -- |

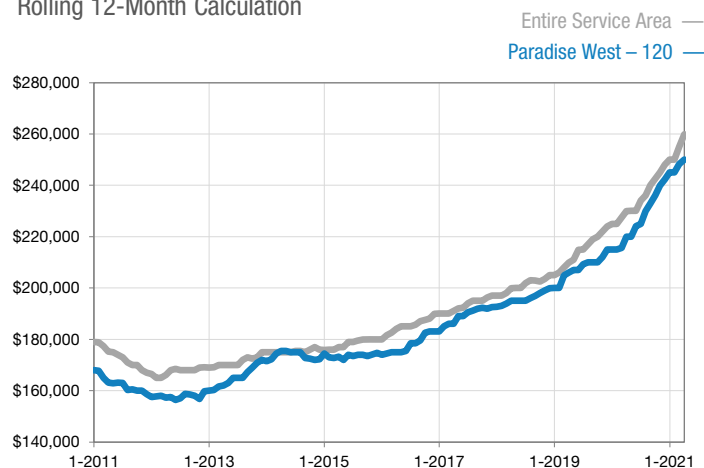
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|-------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 4-2020 | Thru 4-2021 | Percent Change |
| New Listings | 0 | 1 | -- | 1 | 4 | + 300.0% |
| Pending Sales | 0 | 0 | 0.0% | 1 | 3 | + 200.0% |
| Closed Sales | 0 | 2 | -- | 1 | 4 | + 300.0% |
| Days on Market Until Sale | -- | 3 | -- | 6 | 2 | - 66.7% |
| Median Sales Price* | -- | \$222,500 | -- | \$180,000 | \$221,500 | + 23.1% |
| Average Sales Price* | -- | \$222,500 | -- | \$180,000 | \$222,000 | + 23.3% |
| Percent of List Price Received* | -- | 107.6% | -- | 97.3% | 104.2% | + 7.1% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 0.9 | -- | -- | -- | -- |

* 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.

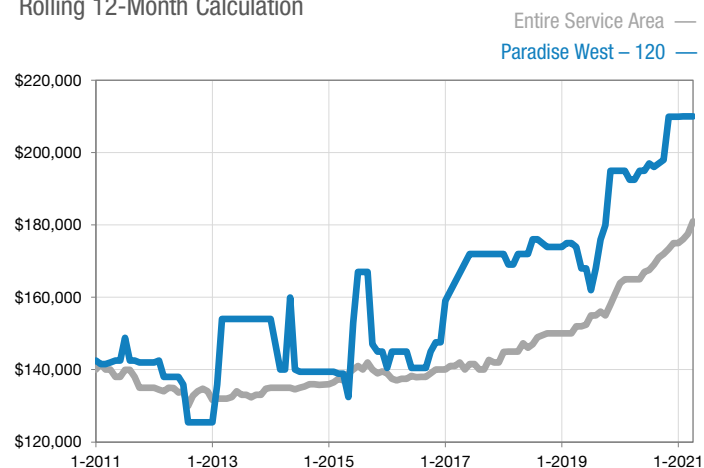
Median Sales Price - Single-Family Detached

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.