

# Local Market Update for April 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	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	39	<b>48</b>	+ 23.1%	151	<b>170</b>	+ 12.6%
Pending Sales	36	<b>39</b>	+ 8.3%	136	<b>155</b>	+ 14.0%
Closed Sales	37	<b>43</b>	+ 16.2%	118	<b>134</b>	+ 13.6%
Days on Market Until Sale	28	<b>6</b>	- 78.6%	35	<b>14</b>	- 60.0%
Median Sales Price*	\$243,000	<b>\$305,000</b>	+ 25.5%	\$260,000	<b>\$285,000</b>	+ 9.6%
Average Sales Price*	\$278,867	<b>\$335,637</b>	+ 20.4%	\$275,611	<b>\$307,169</b>	+ 11.5%
Percent of List Price Received*	98.4%	<b>102.0%</b>	+ 3.7%	98.3%	<b>100.7%</b>	+ 2.4%
Inventory of Homes for Sale	37	<b>21</b>	- 43.2%	--	--	--
Months Supply of Inventory	1.1	<b>0.5</b>	- 54.5%	--	--	--

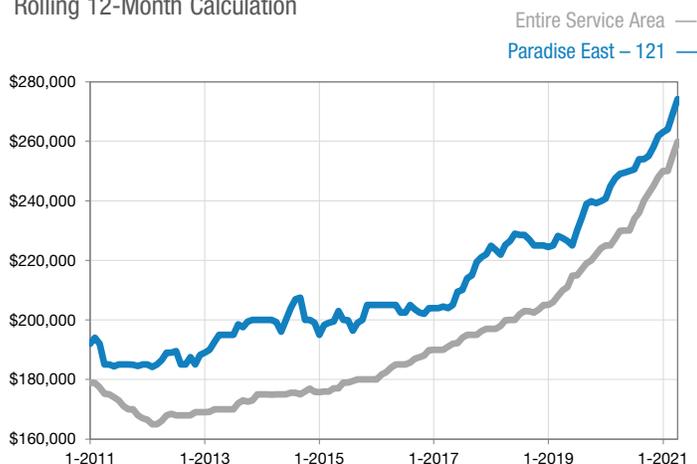
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	2	<b>2</b>	0.0%	13	<b>13</b>	0.0%
Pending Sales	5	<b>3</b>	- 40.0%	15	<b>15</b>	0.0%
Closed Sales	3	<b>4</b>	+ 33.3%	9	<b>17</b>	+ 88.9%
Days on Market Until Sale	9	<b>8</b>	- 11.1%	20	<b>13</b>	- 35.0%
Median Sales Price*	\$125,000	<b>\$264,000</b>	+ 111.2%	\$128,000	<b>\$155,500</b>	+ 21.5%
Average Sales Price*	\$138,000	<b>\$255,500</b>	+ 85.1%	\$134,044	<b>\$175,494</b>	+ 30.9%
Percent of List Price Received*	100.1%	<b>101.8%</b>	+ 1.7%	98.5%	<b>101.2%</b>	+ 2.7%
Inventory of Homes for Sale	1	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	0.3	--	--	--	--	--

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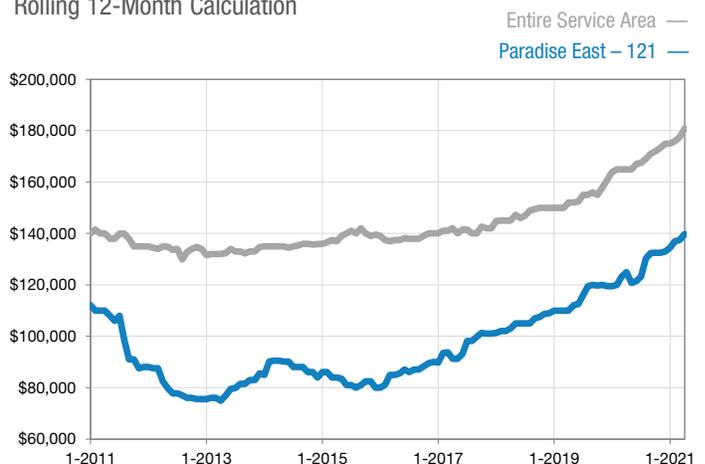
### Median Sales Price - Single-Family Detached

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.