

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

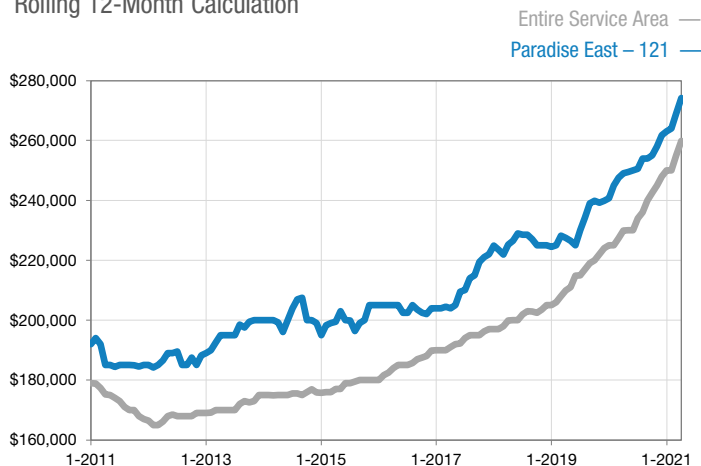
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

\* 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.

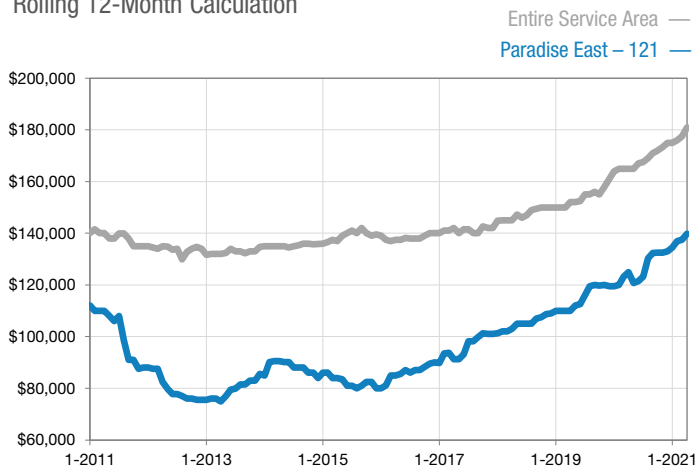
### Median Sales Price - Single-Family Detached

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.