

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

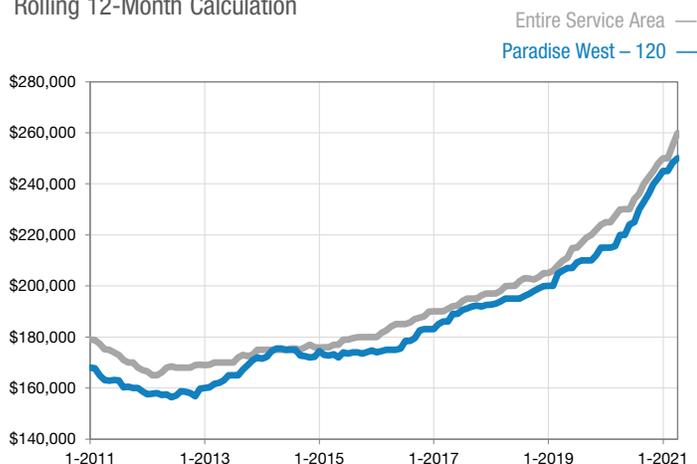
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

\* 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.

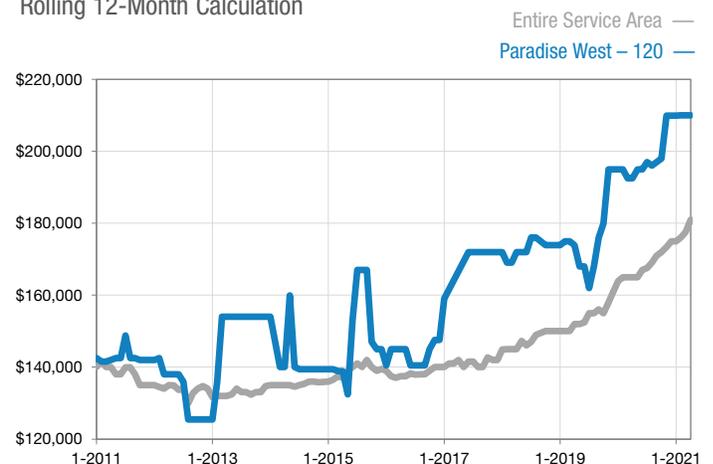
### Median Sales Price - Single-Family Detached

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.