

Local Market Update for May 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	73	75	+ 2.7%	298	308	+ 3.4%
Pending Sales	71	79	+ 11.3%	274	298	+ 8.8%
Closed Sales	60	49	- 18.3%	234	280	+ 19.7%
Days on Market Until Sale	17	6	- 64.7%	23	8	- 65.2%
Median Sales Price*	\$227,000	\$276,000	+ 21.6%	\$229,700	\$260,000	+ 13.2%
Average Sales Price*	\$227,918	\$285,543	+ 25.3%	\$237,666	\$267,149	+ 12.4%
Percent of List Price Received*	100.2%	103.0%	+ 2.8%	99.7%	101.4%	+ 1.7%
Inventory of Homes for Sale	48	15	- 68.8%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--

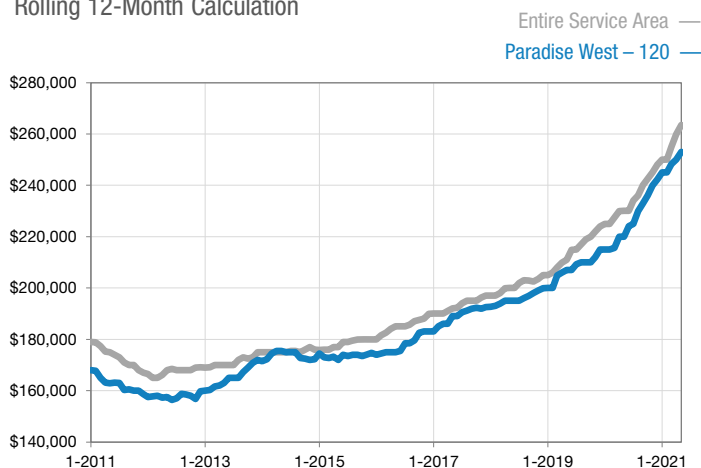
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	3	1	- 66.7%	4	5	+ 25.0%
Pending Sales	2	2	0.0%	3	5	+ 66.7%
Closed Sales	0	0	0.0%	1	4	+ 300.0%
Days on Market Until Sale	--	--	--	6	2	- 66.7%
Median Sales Price*	--	--	--	\$180,000	\$221,500	+ 23.1%
Average Sales Price*	--	--	--	\$180,000	\$222,000	+ 23.3%
Percent of List Price Received*	--	--	--	97.3%	104.2%	+ 7.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

* 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.

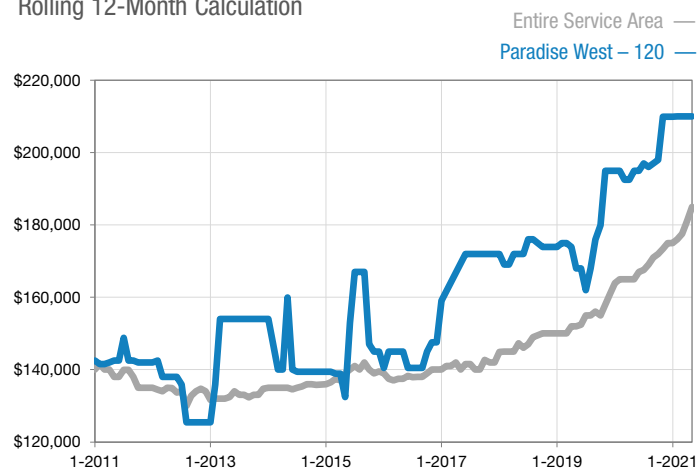
Median Sales Price - Single-Family Detached

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.