

Local Market Update for May 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	54	39	- 27.8%	205	210	+ 2.4%
Pending Sales	44	49	+ 11.4%	180	201	+ 11.7%
Closed Sales	31	38	+ 22.6%	149	172	+ 15.4%
Days on Market Until Sale	15	6	- 60.0%	31	12	- 61.3%
Median Sales Price*	\$235,000	\$315,000	+ 34.0%	\$255,000	\$295,000	+ 15.7%
Average Sales Price*	\$272,529	\$324,184	+ 19.0%	\$274,970	\$310,928	+ 13.1%
Percent of List Price Received*	99.4%	101.4%	+ 2.0%	98.5%	100.8%	+ 2.3%
Inventory of Homes for Sale	46	15	- 67.4%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

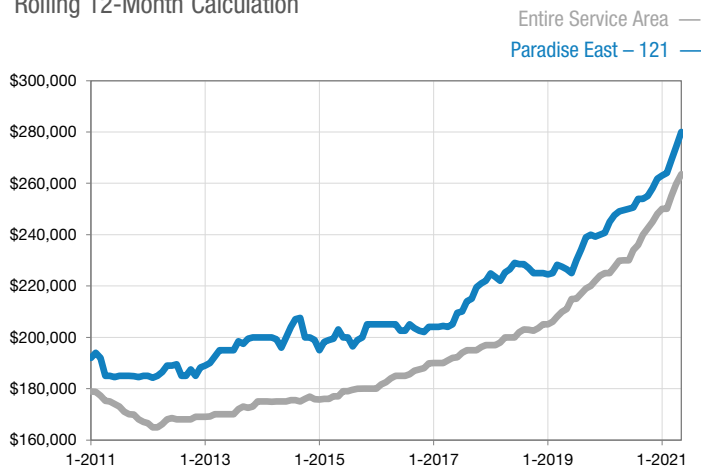
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	4	3	- 25.0%	17	16	- 5.9%
Pending Sales	5	2	- 60.0%	20	17	- 15.0%
Closed Sales	5	1	- 80.0%	14	18	+ 28.6%
Days on Market Until Sale	5	3	- 40.0%	15	12	- 20.0%
Median Sales Price*	\$113,900	\$167,000	+ 46.6%	\$126,500	\$157,750	+ 24.7%
Average Sales Price*	\$127,930	\$167,000	+ 30.5%	\$131,861	\$175,022	+ 32.7%
Percent of List Price Received*	98.0%	104.7%	+ 6.8%	98.3%	101.4%	+ 3.2%
Inventory of Homes for Sale	0	1	--	--	--	--
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.

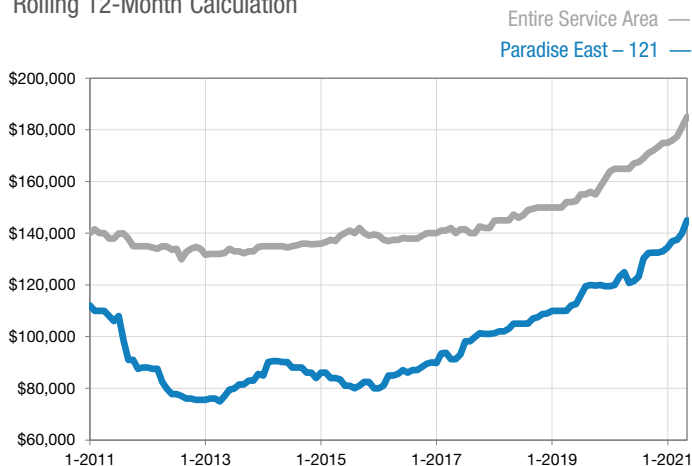
Median Sales Price - Single-Family Detached

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.