

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

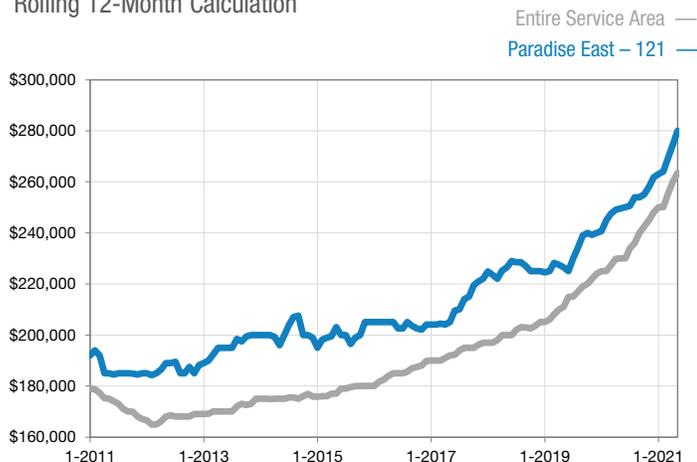
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | May       |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2020      | 2021             | Percent Change | Thru 5-2020  | Thru 5-2021      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 4         | <b>3</b>         | - 25.0%        | 17           | <b>16</b>        | - 5.9%         |
| Pending Sales                   | 5         | <b>2</b>         | - 60.0%        | 20           | <b>17</b>        | - 15.0%        |
| Closed Sales                    | 5         | <b>1</b>         | - 80.0%        | 14           | <b>18</b>        | + 28.6%        |
| Days on Market Until Sale       | 5         | <b>3</b>         | - 40.0%        | 15           | <b>12</b>        | - 20.0%        |
| Median Sales Price*             | \$113,900 | <b>\$167,000</b> | + 46.6%        | \$126,500    | <b>\$157,750</b> | + 24.7%        |
| Average Sales Price*            | \$127,930 | <b>\$167,000</b> | + 30.5%        | \$131,861    | <b>\$175,022</b> | + 32.7%        |
| Percent of List Price Received* | 98.0%     | <b>104.7%</b>    | + 6.8%         | 98.3%        | <b>101.4%</b>    | + 3.2%         |
| Inventory of Homes for Sale     | 0         | <b>1</b>         | --             | --           | --               | --             |
| Months Supply of Inventory      | --        | <b>0.3</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.

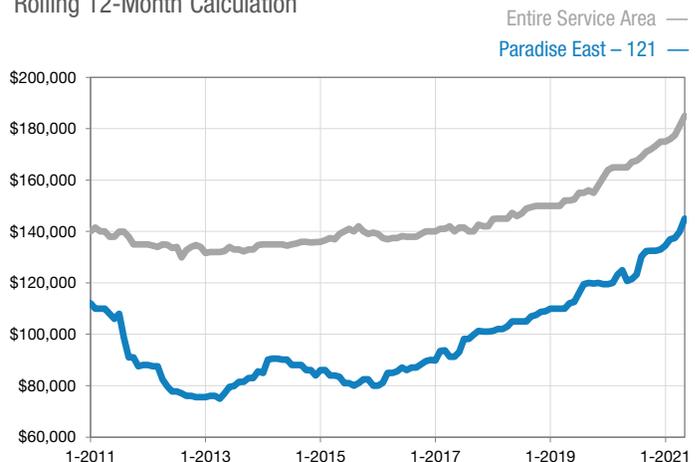
### Median Sales Price - Single-Family Detached

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.