

Local Market Update for June 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 | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 6-2020 | Thru 6-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 76 | 86 | + 13.2% | 374 | 394 | + 5.3% |
| Pending Sales | 81 | 86 | + 6.2% | 355 | 381 | + 7.3% |
| Closed Sales | 61 | 69 | + 13.1% | 295 | 349 | + 18.3% |
| Days on Market Until Sale | 18 | 5 | - 72.2% | 22 | 7 | - 68.2% |
| Median Sales Price* | \$230,000 | \$282,000 | + 22.6% | \$230,000 | \$265,000 | + 15.2% |
| Average Sales Price* | \$247,119 | \$289,257 | + 17.1% | \$239,621 | \$271,520 | + 13.3% |
| Percent of List Price Received* | 100.8% | 103.3% | + 2.5% | 99.9% | 101.8% | + 1.9% |
| Inventory of Homes for Sale | 38 | 14 | - 63.2% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.2 | - 71.4% | -- | -- | -- |

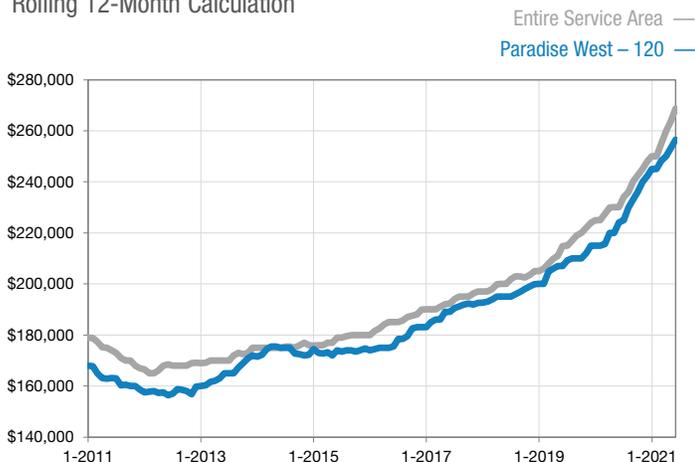
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 6-2020 | Thru 6-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | 0.0% | 4 | 5 | + 25.0% |
| Pending Sales | 0 | 0 | 0.0% | 3 | 5 | + 66.7% |
| Closed Sales | 0 | 1 | -- | 1 | 5 | + 400.0% |
| Days on Market Until Sale | -- | 3 | -- | 6 | 2 | - 66.7% |
| Median Sales Price* | -- | \$252,000 | -- | \$180,000 | \$223,000 | + 23.9% |
| Average Sales Price* | -- | \$252,000 | -- | \$180,000 | \$228,000 | + 26.7% |
| Percent of List Price Received* | -- | 110.0% | -- | 97.3% | 105.3% | + 8.2% |
| 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.

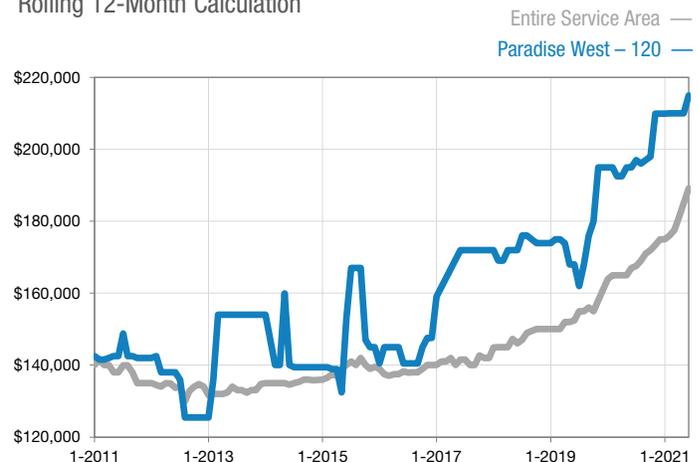
Median Sales Price - Single-Family Detached

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.