

Local Market Update for June 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	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	53	48	- 9.4%	258	258	0.0%
Pending Sales	53	42	- 20.8%	233	239	+ 2.6%
Closed Sales	39	46	+ 17.9%	188	218	+ 16.0%
Days on Market Until Sale	18	11	- 38.9%	28	12	- 57.1%
Median Sales Price*	\$263,000	\$322,500	+ 22.6%	\$255,550	\$300,000	+ 17.4%
Average Sales Price*	\$281,928	\$339,341	+ 20.4%	\$276,413	\$316,923	+ 14.7%
Percent of List Price Received*	99.7%	102.2%	+ 2.5%	98.8%	101.1%	+ 2.3%
Inventory of Homes for Sale	35	20	- 42.9%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

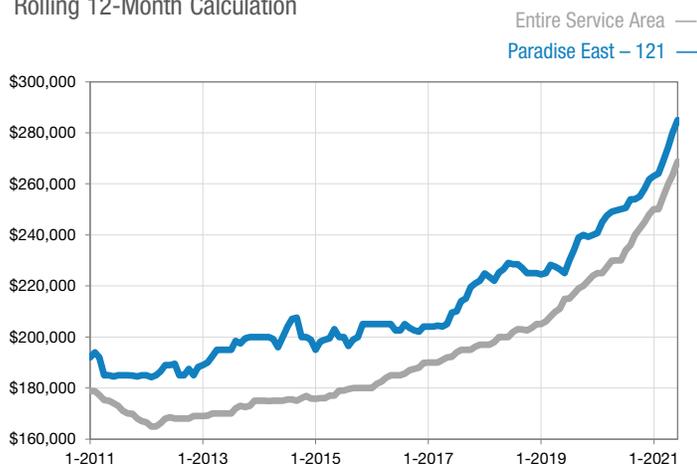
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
Key Metrics						
New Listings	0	5	--	17	21	+ 23.5%
Pending Sales	0	6	--	20	22	+ 10.0%
Closed Sales	4	2	- 50.0%	18	20	+ 11.1%
Days on Market Until Sale	5	4	- 20.0%	13	12	- 7.7%
Median Sales Price*	\$142,500	\$182,500	+ 28.1%	\$126,500	\$157,750	+ 24.7%
Average Sales Price*	\$149,250	\$182,500	+ 22.3%	\$135,725	\$175,770	+ 29.5%
Percent of List Price Received*	102.5%	99.5%	- 2.9%	99.2%	101.2%	+ 2.0%
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.

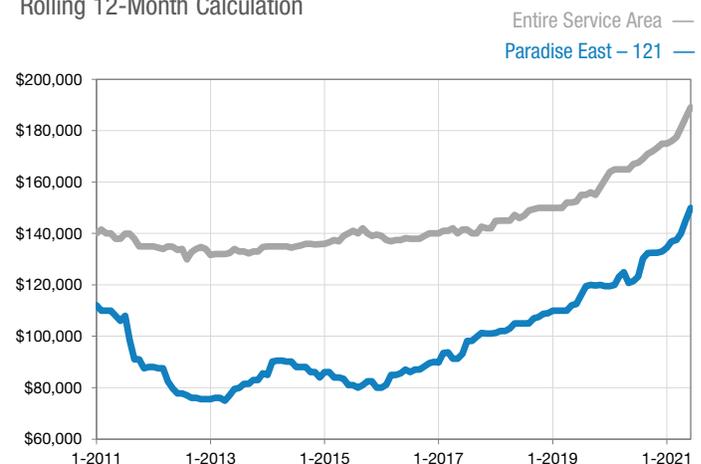
Median Sales Price - Single-Family Detached

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.