

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	39	50	+ 28.2%	297	310	+ 4.4%
Pending Sales	34	52	+ 52.9%	267	286	+ 7.1%
Closed Sales	58	46	- 20.7%	246	264	+ 7.3%
Days on Market Until Sale	12	6	- 50.0%	24	11	- 54.2%
Median Sales Price*	\$256,500	\$305,000	+ 18.9%	\$255,550	\$300,000	+ 17.4%
Average Sales Price*	\$272,283	\$331,293	+ 21.7%	\$275,440	\$319,427	+ 16.0%
Percent of List Price Received*	99.5%	102.2%	+ 2.7%	98.9%	101.3%	+ 2.4%
Inventory of Homes for Sale	35	16	- 54.3%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

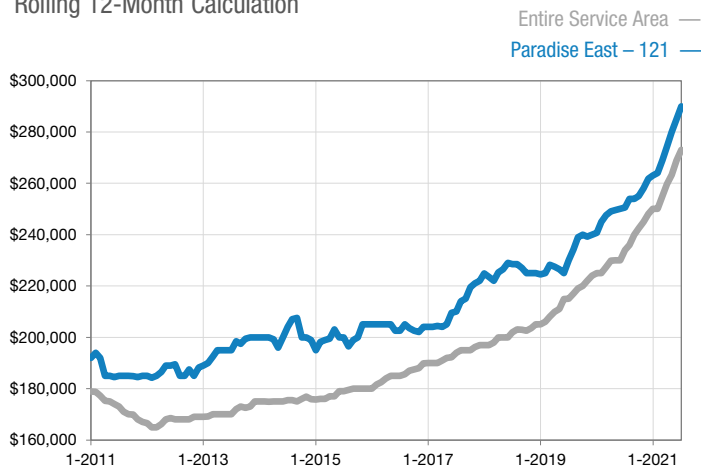
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	7	4	- 42.9%	24	25	+ 4.2%
Pending Sales	5	3	- 40.0%	25	25	0.0%
Closed Sales	2	5	+ 150.0%	20	25	+ 25.0%
Days on Market Until Sale	24	3	- 87.5%	14	10	- 28.6%
Median Sales Price*	\$184,300	\$170,000	- 7.8%	\$130,250	\$160,000	+ 22.8%
Average Sales Price*	\$184,300	\$161,400	- 12.4%	\$140,583	\$172,896	+ 23.0%
Percent of List Price Received*	98.6%	107.4%	+ 8.9%	99.2%	102.4%	+ 3.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 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.

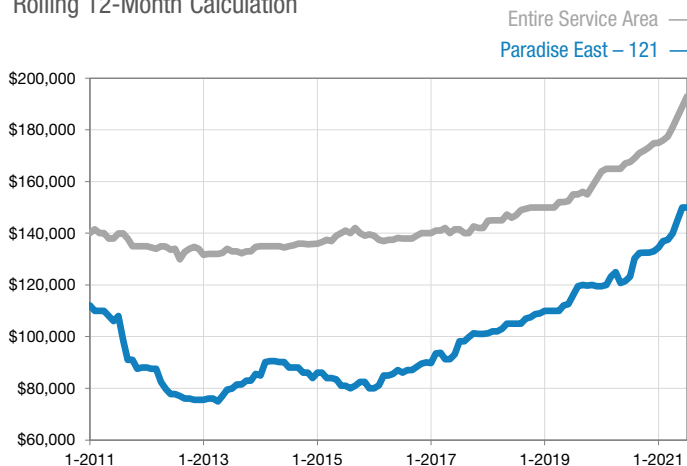
Median Sales Price - Single-Family Detached

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.