

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	62	73	+ 17.7%	436	468	+ 7.3%
Pending Sales	67	72	+ 7.5%	422	448	+ 6.2%
Closed Sales	87	83	- 4.6%	382	432	+ 13.1%
Days on Market Until Sale	13	7	- 46.2%	20	7	- 65.0%
Median Sales Price*	\$240,000	\$289,000	+ 20.4%	\$234,750	\$267,500	+ 14.0%
Average Sales Price*	\$246,886	\$289,412	+ 17.2%	\$241,276	\$274,958	+ 14.0%
Percent of List Price Received*	100.3%	101.7%	+ 1.4%	100.0%	101.8%	+ 1.8%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

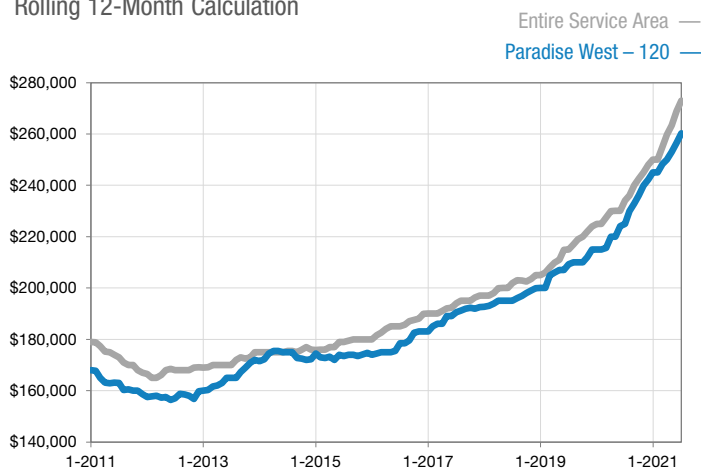
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	0	2	--	4	7	+ 75.0%
Pending Sales	1	2	+ 100.0%	4	7	+ 75.0%
Closed Sales	2	1	- 50.0%	3	6	+ 100.0%
Days on Market Until Sale	3	7	+ 133.3%	4	3	- 25.0%
Median Sales Price*	\$209,950	\$210,000	+ 0.0%	\$209,900	\$221,500	+ 5.5%
Average Sales Price*	\$209,950	\$210,000	+ 0.0%	\$199,967	\$225,000	+ 12.5%
Percent of List Price Received*	101.2%	105.5%	+ 4.2%	99.9%	105.4%	+ 5.5%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

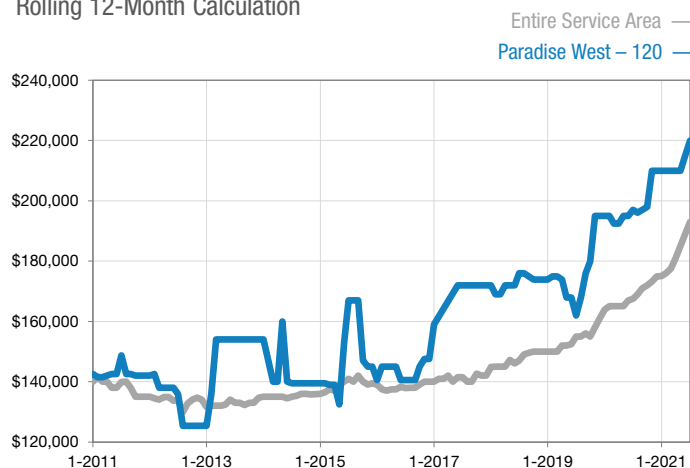
Median Sales Price - Single-Family Detached

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.