

Local Market Update for August 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	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	49	51	+ 4.1%	346	361	+ 4.3%
Pending Sales	49	46	- 6.1%	316	327	+ 3.5%
Closed Sales	32	37	+ 15.6%	278	301	+ 8.3%
Days on Market Until Sale	19	9	- 52.6%	24	11	- 54.2%
Median Sales Price*	\$317,500	\$320,000	+ 0.8%	\$259,000	\$300,000	+ 15.8%
Average Sales Price*	\$306,979	\$347,915	+ 13.3%	\$279,070	\$322,929	+ 15.7%
Percent of List Price Received*	100.0%	101.4%	+ 1.4%	99.0%	101.3%	+ 2.3%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

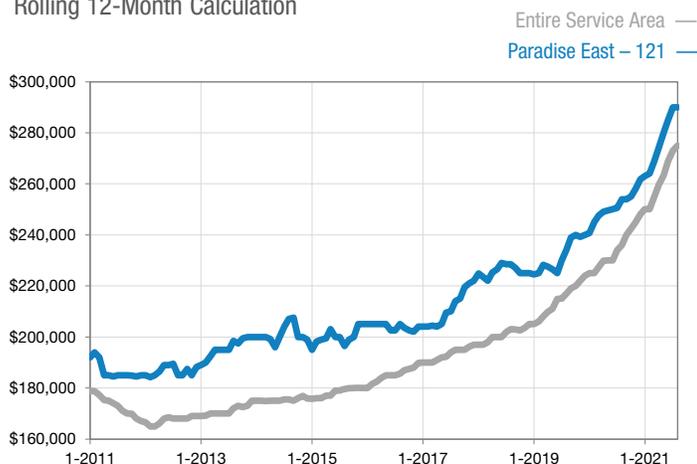
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	1	7	+ 600.0%	25	32	+ 28.0%
Pending Sales	2	6	+ 200.0%	27	31	+ 14.8%
Closed Sales	4	4	0.0%	24	29	+ 20.8%
Days on Market Until Sale	9	2	- 77.8%	13	9	- 30.8%
Median Sales Price*	\$135,250	\$145,500	+ 7.6%	\$132,500	\$160,000	+ 20.8%
Average Sales Price*	\$149,250	\$152,125	+ 1.9%	\$142,027	\$170,031	+ 19.7%
Percent of List Price Received*	100.2%	101.6%	+ 1.4%	99.4%	102.3%	+ 2.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

* 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.

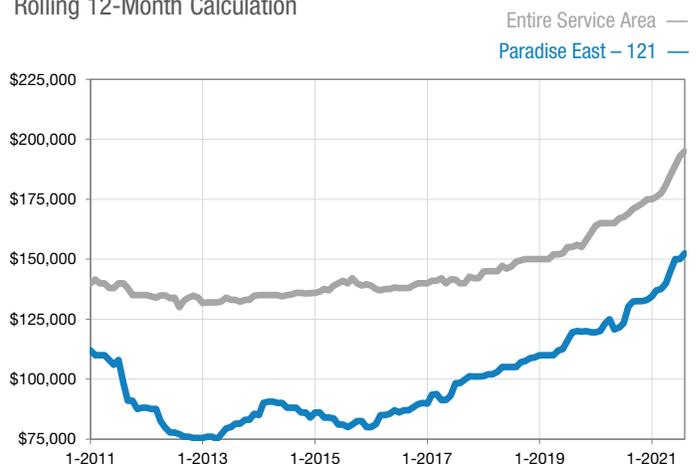
Median Sales Price - Single-Family Detached

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.