Local Market Update for August 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

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

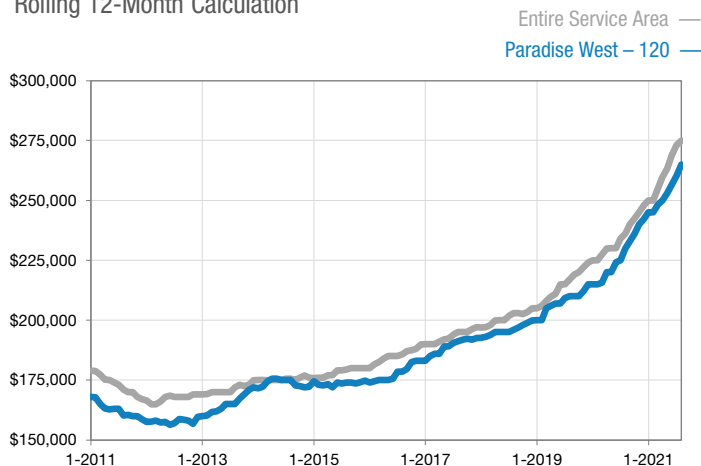| Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	74	63	- 14.9%	511	531	+ 3.9%
Pending Sales	63	65	+ 3.2%	485	509	+ 4.9%
Closed Sales	57	68	+ 19.3%	439	500	+ 13.9%
Days on Market Until Sale	10	9	- 10.0%	19	7	- 63.2%
Median Sales Price*	$250,000	$273,250	+ 9.3%	$235,000	$270,000	+ 14.9%
Average Sales Price*	$260,584	$287,893	+ 10.5%	$243,783	$276,717	+ 13.5%
Percent of List Price Received*	101.0%	101.6%	+ 0.6%	100.1%	101.7%	+ 1.6%
Inventory of Homes for Sale	31	20	- 35.5%	--	--	--
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.

Single-Family Attached

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	2	--	4	9	+ 125.0%
Pending Sales	0	2	--	4	9	+ 125.0%
Closed Sales	0	2	--	3	8	+ 166.7%
Days on Market Until Sale	--	2	--	4	3	- 25.0%
Median Sales Price*	--	$229,000	--	$209,900	$221,500	+ 5.5%
Average Sales Price*	--	$229,000	--	$199,967	$226,000	+ 13.0%
Percent of List Price Received*	--	97.3%	--	99.9%	103.4%	+ 3.5%
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.
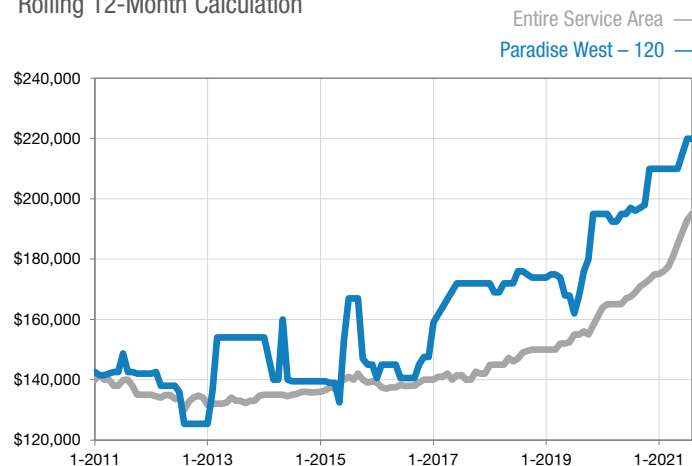
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Paradise West – 120 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Paradise West – 120 —

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.