

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 | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 8-2020 | Thru 8-2021 | Percent Change |
| 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% | -- | -- | -- |

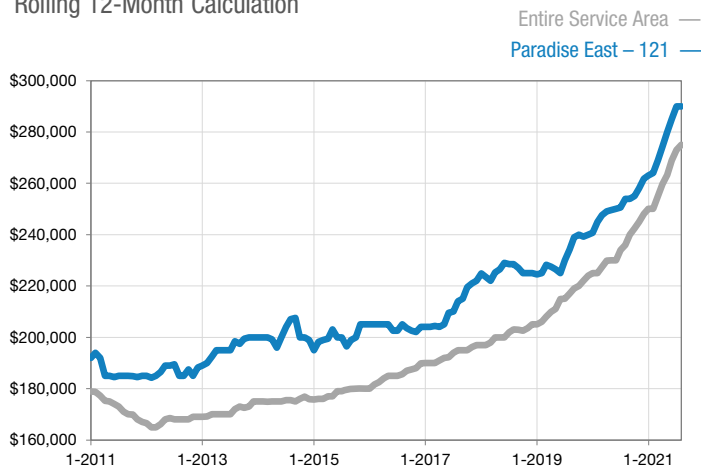
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 8-2020 | Thru 8-2021 | Percent Change |
| 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.

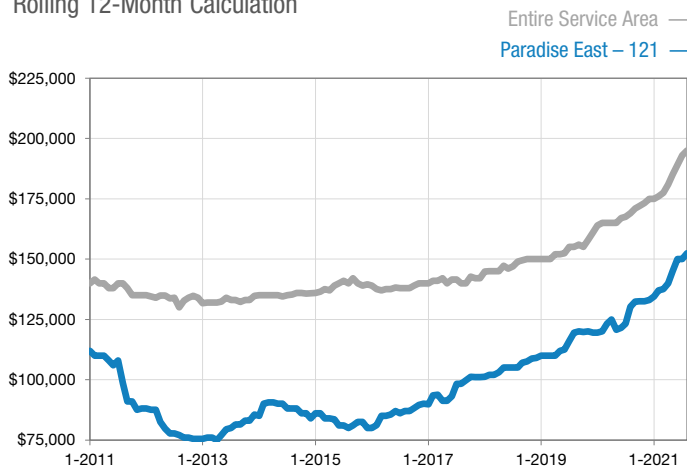
Median Sales Price - Single-Family Detached

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.