

Local Market Update for September 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 | September | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 9-2020 | Thru 9-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 57 | 38 | - 33.3% | 403 | 400 | - 0.7% |
| Pending Sales | 41 | 38 | - 7.3% | 357 | 359 | + 0.6% |
| Closed Sales | 47 | 42 | - 10.6% | 325 | 344 | + 5.8% |
| Days on Market Until Sale | 13 | 8 | - 38.5% | 22 | 10 | - 54.5% |
| Median Sales Price* | \$265,000 | \$326,450 | + 23.2% | \$260,000 | \$301,000 | + 15.8% |
| Average Sales Price* | \$285,326 | \$331,259 | + 16.1% | \$279,975 | \$324,507 | + 15.9% |
| Percent of List Price Received* | 100.1% | 102.1% | + 2.0% | 99.2% | 101.5% | + 2.3% |
| Inventory of Homes for Sale | 38 | 20 | - 47.4% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.5 | - 50.0% | -- | -- | -- |

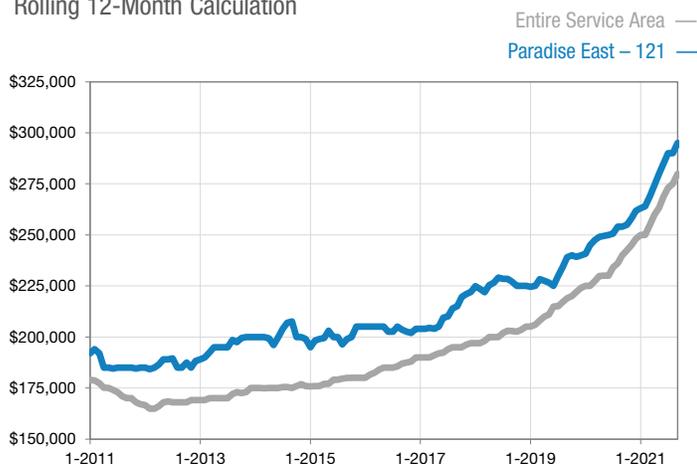
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | September | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 9-2020 | Thru 9-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 4 | 1 | - 75.0% | 29 | 33 | + 13.8% |
| Pending Sales | 3 | 1 | - 66.7% | 30 | 32 | + 6.7% |
| Closed Sales | 3 | 5 | + 66.7% | 27 | 34 | + 25.9% |
| Days on Market Until Sale | 1 | 8 | + 700.0% | 12 | 9 | - 25.0% |
| Median Sales Price* | \$132,310 | \$171,500 | + 29.6% | \$132,500 | \$161,000 | + 21.5% |
| Average Sales Price* | \$147,403 | \$197,500 | + 34.0% | \$142,624 | \$174,071 | + 22.0% |
| Percent of List Price Received* | 102.6% | 102.4% | - 0.2% | 99.7% | 102.3% | + 2.6% |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.3 | 0.6 | + 100.0% | -- | -- | -- |

* 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.

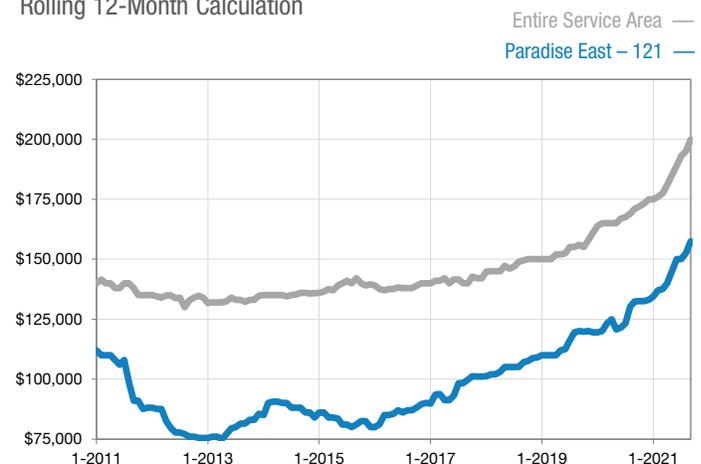
Median Sales Price - Single-Family Detached

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.