

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		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
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%	--	--	--

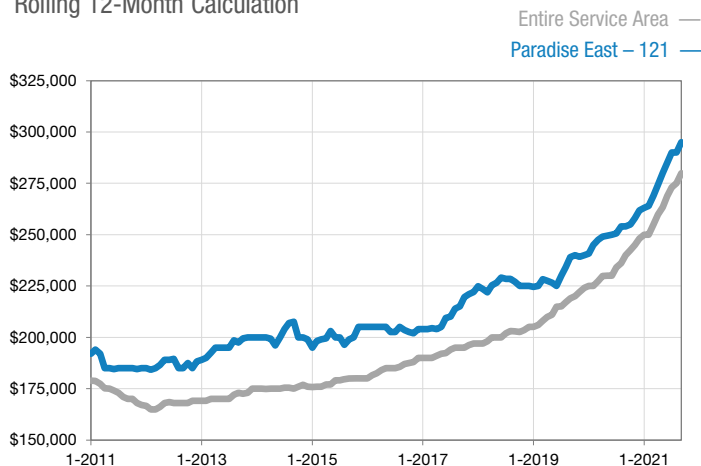
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
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.

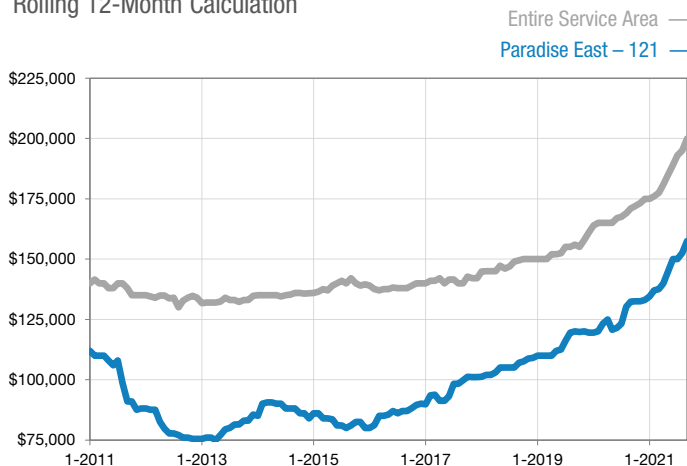
Median Sales Price - Single-Family Detached

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.