Local Market Update for September 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

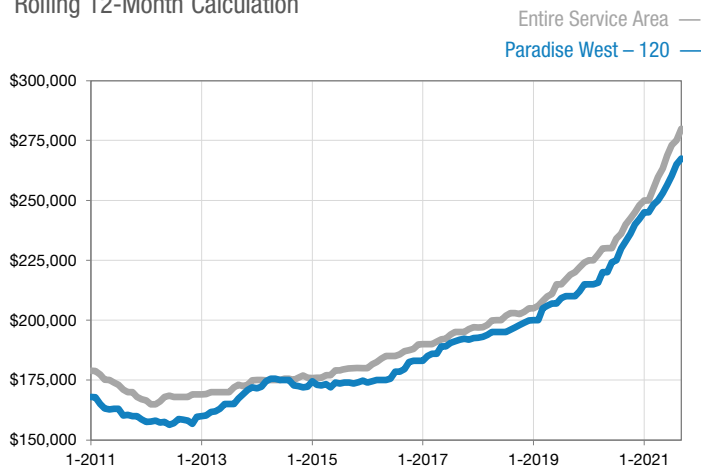| Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	62	59	- 4.8%	573	590	+ 3.0%
Pending Sales	54	63	+ 16.7%	539	566	+ 5.0%
Closed Sales	69	65	- 5.8%	508	565	+ 11.2%
Days on Market Until Sale	12	6	- 50.0%	18	7	- 61.1%
Median Sales Price*	$253,000	$287,000	+ 13.4%	$238,000	$270,000	+ 13.4%
Average Sales Price*	$259,759	$288,465	+ 11.1%	$245,953	$278,036	+ 13.0%
Percent of List Price Received*	100.2%	102.1%	+ 1.9%	100.1%	101.8%	+ 1.7%
Inventory of Homes for Sale	33	14	- 57.6%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

* 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	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	0	1	--	4	10	+ 150.0%
Pending Sales	0	1	--	4	10	+ 150.0%
Closed Sales	0	2	--	3	10	+ 233.3%
Days on Market Until Sale	--	5	--	4	3	- 25.0%
Median Sales Price*	--	$255,000	--	$209,900	$229,000	+ 9.1%
Average Sales Price*	--	$255,000	--	$199,967	$231,800	+ 15.9%
Percent of List Price Received*	--	103.0%	--	99.9%	103.3%	+ 3.4%
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.
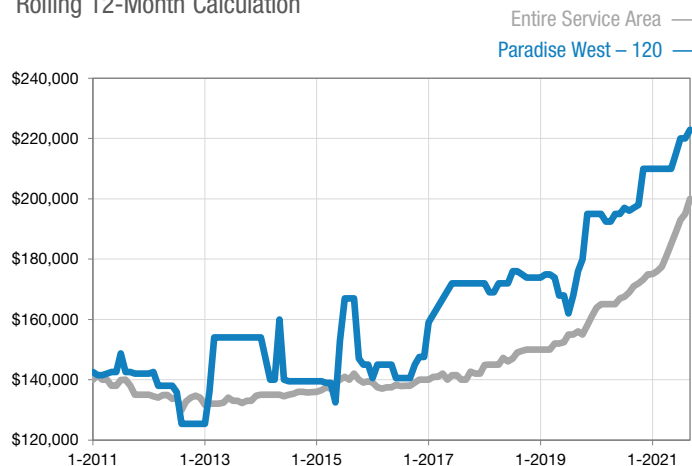
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.