

Local Market Update for October 2021

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



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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	65	71	+ 9.2%	638	662	+ 3.8%
Pending Sales	44	72	+ 63.6%	583	634	+ 8.7%
Closed Sales	55	57	+ 3.6%	563	622	+ 10.5%
Days on Market Until Sale	8	7	- 12.5%	17	7	- 58.8%
Median Sales Price*	\$255,000	\$282,000	+ 10.6%	\$240,000	\$272,000	+ 13.3%
Average Sales Price*	\$265,030	\$292,726	+ 10.5%	\$247,816	\$279,383	+ 12.7%
Percent of List Price Received*	100.1%	101.1%	+ 1.0%	100.1%	101.7%	+ 1.6%
Inventory of Homes for Sale	47	15	- 68.1%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--

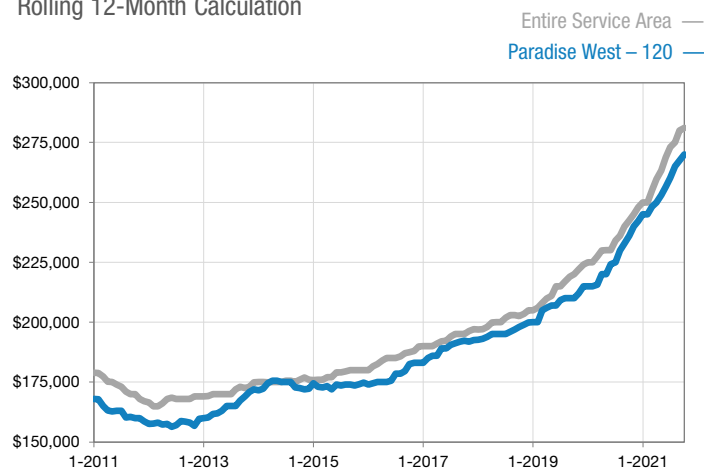
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	1	0	- 100.0%	5	10	+ 100.0%
Pending Sales	0	0	0.0%	4	10	+ 150.0%
Closed Sales	1	1	0.0%	4	11	+ 175.0%
Days on Market Until Sale	39	0	- 100.0%	13	3	- 76.9%
Median Sales Price*	\$210,000	\$175,000	- 16.7%	\$209,950	\$223,000	+ 6.2%
Average Sales Price*	\$210,000	\$175,000	- 16.7%	\$202,475	\$226,636	+ 11.9%
Percent of List Price Received*	100.0%	100.0%	0.0%	99.9%	103.0%	+ 3.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

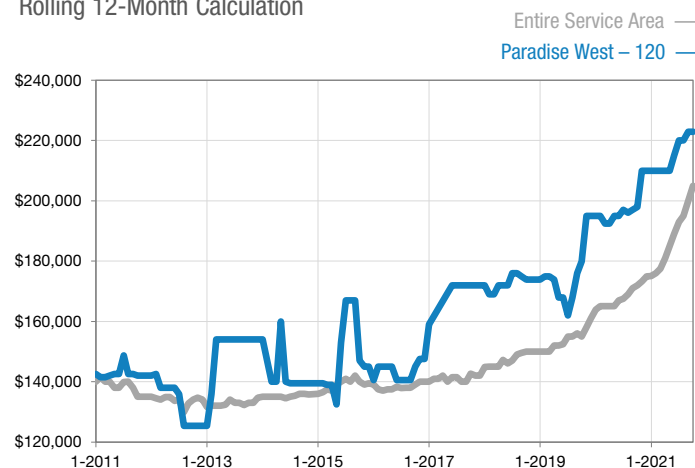
Median Sales Price - Single-Family Detached

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.