

Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	37	36	- 2.7%	440	437	- 0.7%
Pending Sales	31	42	+ 35.5%	388	397	+ 2.3%
Closed Sales	40	36	- 10.0%	365	380	+ 4.1%
Days on Market Until Sale	14	9	- 35.7%	21	10	- 52.4%
Median Sales Price*	\$275,500	\$301,750	+ 9.5%	\$260,000	\$301,000	+ 15.8%
Average Sales Price*	\$298,531	\$318,842	+ 6.8%	\$282,008	\$323,970	+ 14.9%
Percent of List Price Received*	99.1%	100.7%	+ 1.6%	99.2%	101.4%	+ 2.2%
Inventory of Homes for Sale	38	13	- 65.8%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

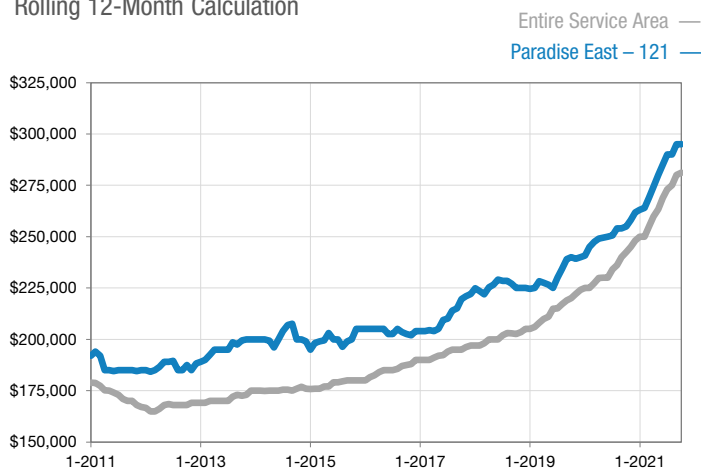
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	4	4	0.0%	33	37	+ 12.1%
Pending Sales	2	4	+ 100.0%	32	36	+ 12.5%
Closed Sales	2	2	0.0%	29	36	+ 24.1%
Days on Market Until Sale	2	8	+ 300.0%	11	9	- 18.2%
Median Sales Price*	\$149,000	\$231,500	+ 55.4%	\$132,500	\$164,500	+ 24.2%
Average Sales Price*	\$149,000	\$231,500	+ 55.4%	\$143,064	\$177,261	+ 23.9%
Percent of List Price Received*	99.3%	100.0%	+ 0.7%	99.7%	102.2%	+ 2.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* 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.

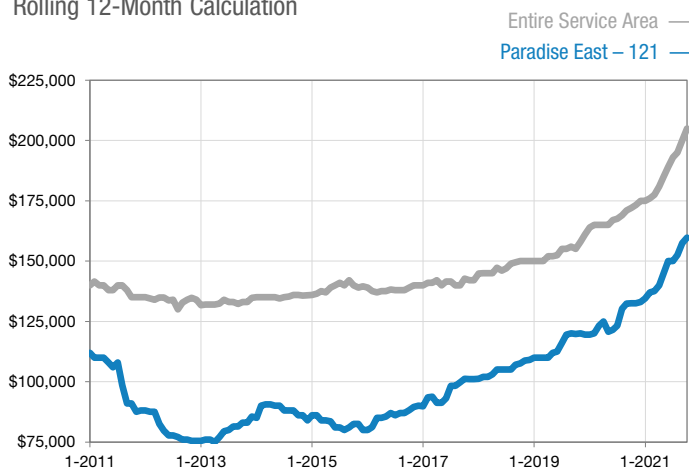
Median Sales Price - Single-Family Detached

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.