

Local Market Update for December 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	22	18	- 18.2%	493	480	- 2.6%
Pending Sales	23	18	- 21.7%	449	441	- 1.8%
Closed Sales	44	25	- 43.2%	442	442	0.0%
Days on Market Until Sale	14	9	- 35.7%	20	10	- 50.0%
Median Sales Price*	\$267,250	\$355,000	+ 32.8%	\$261,750	\$310,000	+ 18.4%
Average Sales Price*	\$290,273	\$368,556	+ 27.0%	\$282,615	\$329,061	+ 16.4%
Percent of List Price Received*	99.0%	101.5%	+ 2.5%	99.2%	101.3%	+ 2.1%
Inventory of Homes for Sale	24	10	- 58.3%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

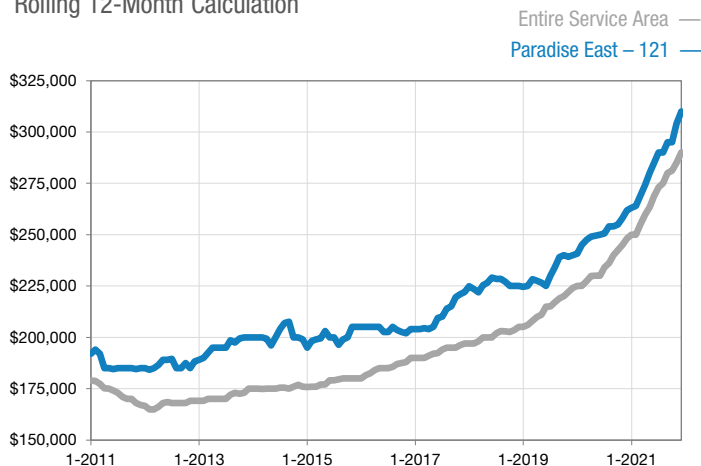
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	2	3	+ 50.0%	40	43	+ 7.5%
Pending Sales	1	4	+ 300.0%	38	43	+ 13.2%
Closed Sales	3	3	0.0%	35	41	+ 17.1%
Days on Market Until Sale	8	3	- 62.5%	10	8	- 20.0%
Median Sales Price*	\$142,000	\$128,500	- 9.5%	\$133,000	\$167,000	+ 25.6%
Average Sales Price*	\$145,800	\$163,500	+ 12.1%	\$142,377	\$176,190	+ 23.7%
Percent of List Price Received*	101.5%	101.9%	+ 0.4%	99.7%	102.1%	+ 2.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--

* 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.

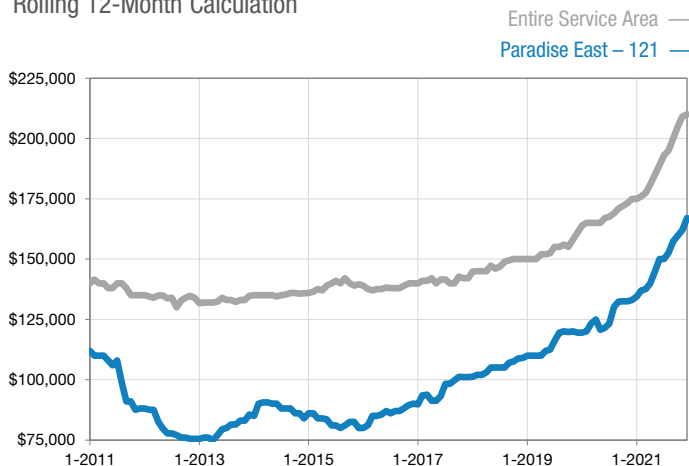
Median Sales Price - Single-Family Detached

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.