

Local Market Update for February 2022

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 | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 2-2021 | Thru 2-2022 | Percent Change |
| New Listings | 34 | 18 | - 47.1% | 69 | 42 | - 39.1% |
| Pending Sales | 37 | 23 | - 37.8% | 71 | 44 | - 38.0% |
| Closed Sales | 30 | 21 | - 30.0% | 59 | 47 | - 20.3% |
| Days on Market Until Sale | 16 | 12 | - 25.0% | 19 | 10 | - 47.4% |
| Median Sales Price* | \$280,000 | \$370,000 | + 32.1% | \$280,000 | \$325,000 | + 16.1% |
| Average Sales Price* | \$288,343 | \$373,268 | + 29.5% | \$290,422 | \$350,503 | + 20.7% |
| Percent of List Price Received* | 100.5% | 101.1% | + 0.6% | 99.9% | 101.3% | + 1.4% |
| Inventory of Homes for Sale | 20 | 5 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 0.1 | - 80.0% | -- | -- | -- |

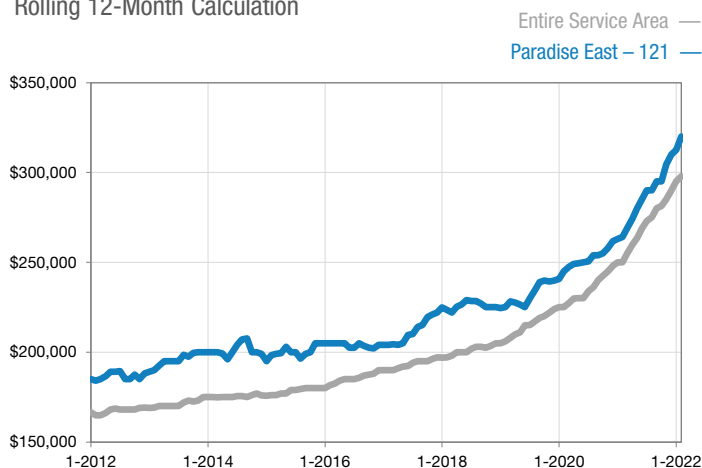
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 2-2021 | Thru 2-2022 | Percent Change |
| New Listings | 4 | 3 | - 25.0% | 9 | 7 | - 22.2% |
| Pending Sales | 4 | 3 | - 25.0% | 10 | 7 | - 30.0% |
| Closed Sales | 7 | 2 | - 71.4% | 9 | 7 | - 22.2% |
| Days on Market Until Sale | 20 | 5 | - 75.0% | 16 | 3 | - 81.3% |
| Median Sales Price* | \$155,500 | \$181,000 | + 16.4% | \$145,000 | \$180,000 | + 24.1% |
| Average Sales Price* | \$158,643 | \$181,000 | + 14.1% | \$155,044 | \$173,286 | + 11.8% |
| Percent of List Price Received* | 99.2% | 100.6% | + 1.4% | 99.4% | 103.6% | + 4.2% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | -- | -- | -- | -- | -- |

* 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.

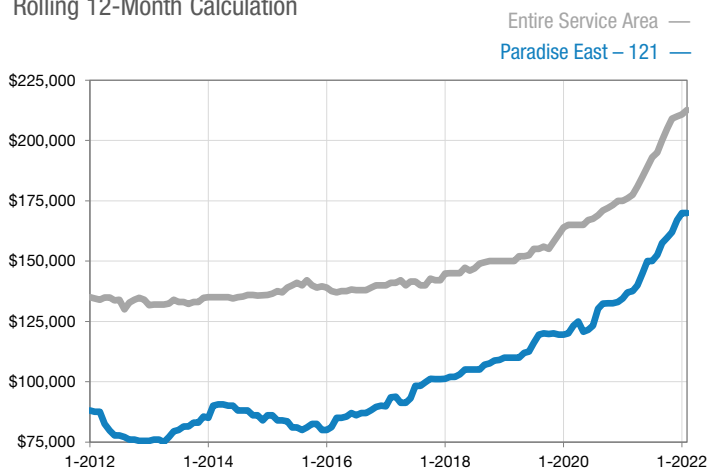
Median Sales Price - Single-Family Detached

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.