

Local Market Update for February 2022

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	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	48	32	- 33.3%	101	70	- 30.7%
Pending Sales	43	39	- 9.3%	96	81	- 15.6%
Closed Sales	47	33	- 29.8%	108	71	- 34.3%
Days on Market Until Sale	11	7	- 36.4%	12	8	- 33.3%
Median Sales Price*	\$260,000	\$315,000	+ 21.2%	\$252,425	\$315,000	+ 24.8%
Average Sales Price*	\$262,496	\$318,318	+ 21.3%	\$254,231	\$313,305	+ 23.2%
Percent of List Price Received*	100.7%	102.8%	+ 2.1%	100.3%	102.1%	+ 1.8%
Inventory of Homes for Sale	26	3	- 88.5%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--

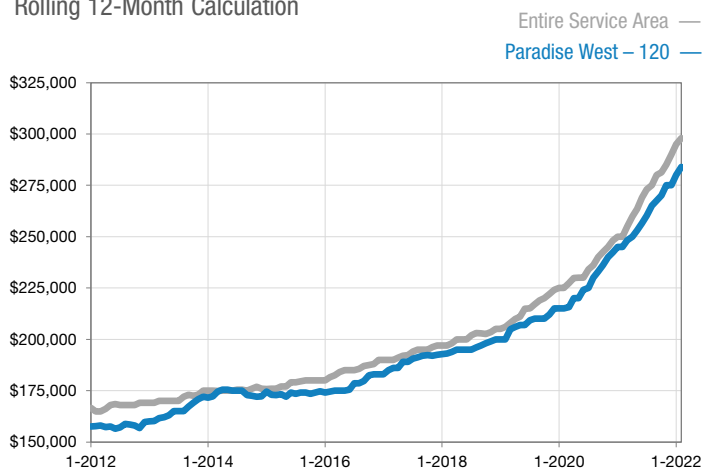
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	2	--	--	2	2	0.0%
Median Sales Price*	\$223,000	--	--	\$223,000	\$250,000	+ 12.1%
Average Sales Price*	\$223,000	--	--	\$223,000	\$250,000	+ 12.1%
Percent of List Price Received*	103.7%	--	--	103.7%	106.4%	+ 2.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

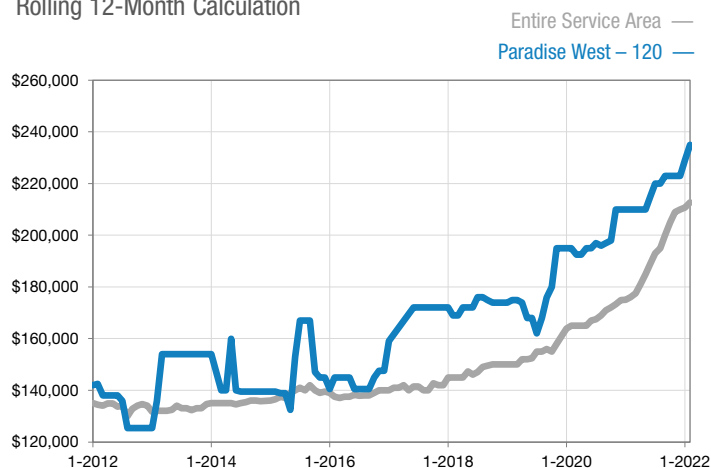
Median Sales Price - Single-Family Detached

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.