

Local Market Update for March 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	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	74	42	- 43.2%	175	113	- 35.4%
Pending Sales	69	38	- 44.9%	165	118	- 28.5%
Closed Sales	60	40	- 33.3%	168	111	- 33.9%
Days on Market Until Sale	6	7	+ 16.7%	10	8	- 20.0%
Median Sales Price*	\$263,000	\$315,500	+ 20.0%	\$256,500	\$315,000	+ 22.8%
Average Sales Price*	\$265,149	\$327,275	+ 23.4%	\$258,130	\$318,339	+ 23.3%
Percent of List Price Received*	101.5%	104.0%	+ 2.5%	100.8%	102.8%	+ 2.0%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--

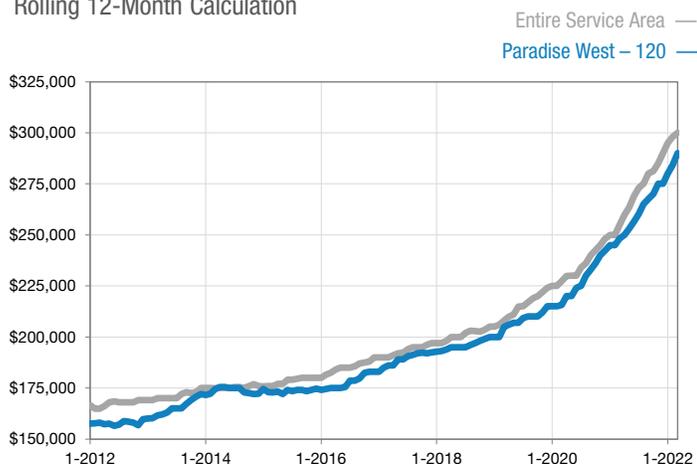
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	1	1	0.0%	3	3	0.0%
Pending Sales	1	2	+ 100.0%	3	3	0.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Days on Market Until Sale	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$220,000	\$255,000	+ 15.9%	\$221,500	\$252,500	+ 14.0%
Average Sales Price*	\$220,000	\$255,000	+ 15.9%	\$221,500	\$252,500	+ 14.0%
Percent of List Price Received*	97.8%	102.0%	+ 4.3%	100.7%	104.2%	+ 3.5%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

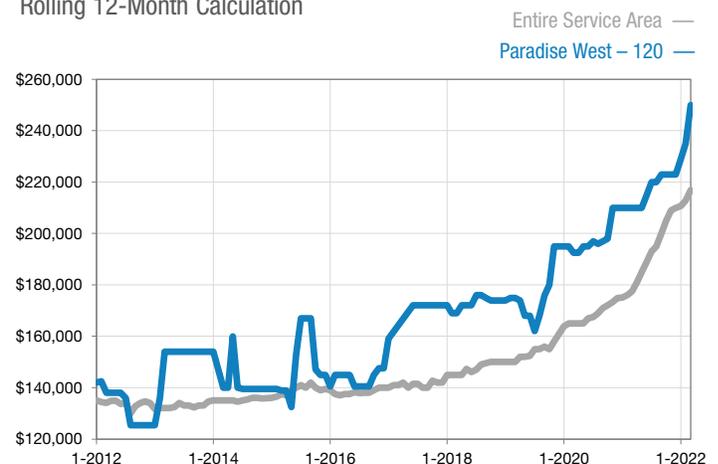
Median Sales Price - Single-Family Detached

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.