

Local Market Update for March 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	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	54	42	- 22.2%	123	84	- 31.7%
Pending Sales	44	40	- 9.1%	115	83	- 27.8%
Closed Sales	32	28	- 12.5%	91	75	- 17.6%
Days on Market Until Sale	14	8	- 42.9%	17	9	- 47.1%
Median Sales Price*	\$294,000	\$381,250	+ 29.7%	\$280,000	\$350,000	+ 25.0%
Average Sales Price*	\$299,791	\$382,919	+ 27.7%	\$293,716	\$362,605	+ 23.5%
Percent of List Price Received*	100.5%	102.9%	+ 2.4%	100.1%	101.9%	+ 1.8%
Inventory of Homes for Sale	25	7	- 72.0%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

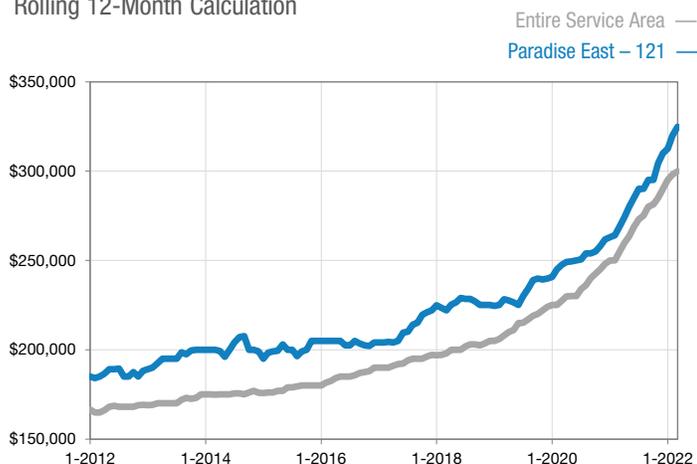
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	11	10	- 9.1%
Pending Sales	2	2	0.0%	12	9	- 25.0%
Closed Sales	4	4	0.0%	13	11	- 15.4%
Days on Market Until Sale	11	2	- 81.8%	14	3	- 78.6%
Median Sales Price*	\$139,500	\$186,915	+ 34.0%	\$145,000	\$180,000	+ 24.1%
Average Sales Price*	\$141,500	\$187,958	+ 32.8%	\$150,877	\$178,621	+ 18.4%
Percent of List Price Received*	104.5%	108.2%	+ 3.5%	101.0%	105.3%	+ 4.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--

* 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.

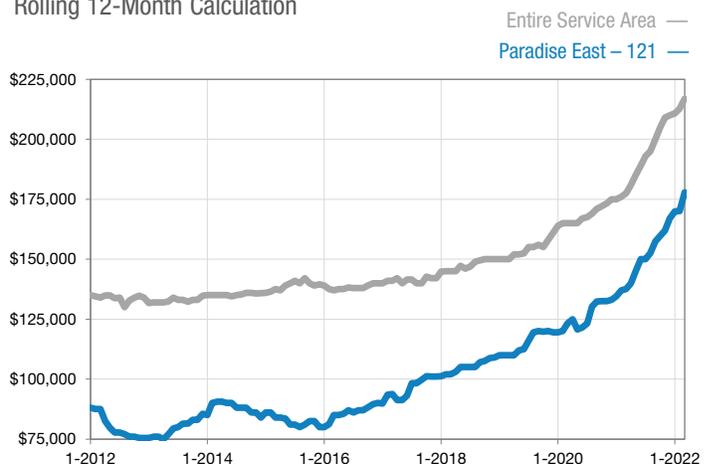
Median Sales Price - Single-Family Detached

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.