

Local Market Update for April 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	49	42	- 14.3%	172	126	- 26.7%
Pending Sales	37	33	- 10.8%	152	116	- 23.7%
Closed Sales	43	29	- 32.6%	134	104	- 22.4%
Days on Market Until Sale	6	3	- 50.0%	14	7	- 50.0%
Median Sales Price*	\$305,000	\$369,900	+ 21.3%	\$285,000	\$350,900	+ 23.1%
Average Sales Price*	\$335,637	\$367,959	+ 9.6%	\$307,169	\$364,098	+ 18.5%
Percent of List Price Received*	102.0%	102.7%	+ 0.7%	100.7%	102.1%	+ 1.4%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

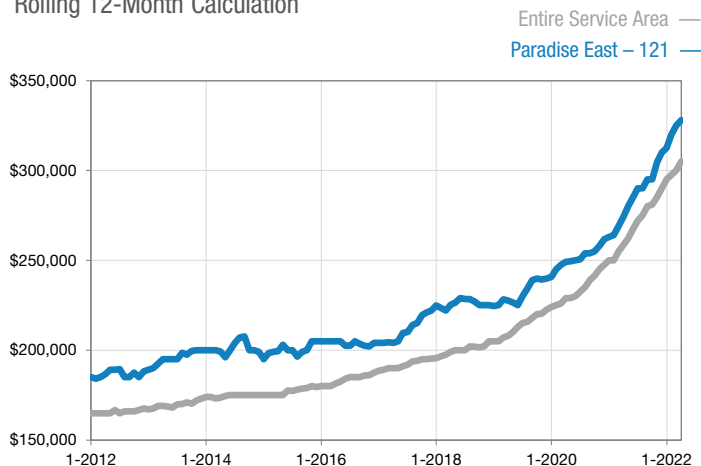
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	2	3	+ 50.0%	13	13	0.0%
Pending Sales	3	2	- 33.3%	15	11	- 26.7%
Closed Sales	4	3	- 25.0%	17	14	- 17.6%
Days on Market Until Sale	8	1	- 87.5%	13	2	- 84.6%
Median Sales Price*	\$264,000	\$200,000	- 24.2%	\$155,500	\$183,500	+ 18.0%
Average Sales Price*	\$255,500	\$196,500	- 23.1%	\$175,494	\$182,452	+ 4.0%
Percent of List Price Received*	101.8%	99.5%	- 2.3%	101.2%	104.0%	+ 2.8%
Inventory of Homes for Sale	0	2	--	--	--	--
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.

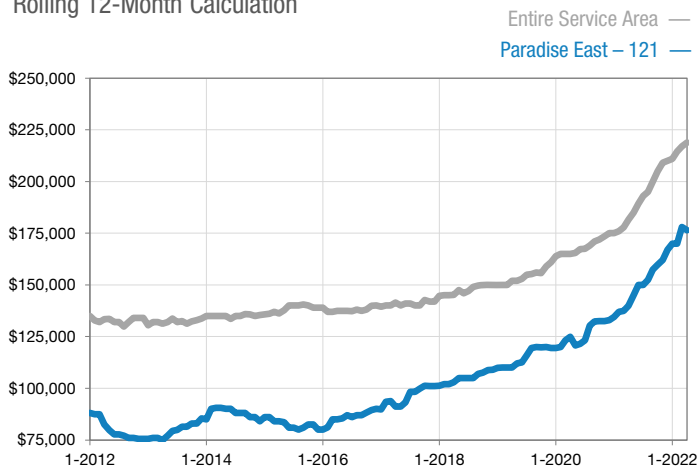
Median Sales Price - Single-Family Detached

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.