

Local Market Update for April 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	58	56	- 3.4%	233	169	- 27.5%
Pending Sales	54	53	- 1.9%	219	167	- 23.7%
Closed Sales	63	35	- 44.4%	231	147	- 36.4%
Days on Market Until Sale	5	3	- 40.0%	8	7	- 12.5%
Median Sales Price*	\$269,000	\$318,000	+ 18.2%	\$259,700	\$315,000	+ 21.3%
Average Sales Price*	\$276,894	\$319,413	+ 15.4%	\$263,247	\$318,198	+ 20.9%
Percent of List Price Received*	101.9%	105.2%	+ 3.2%	101.1%	103.3%	+ 2.2%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--

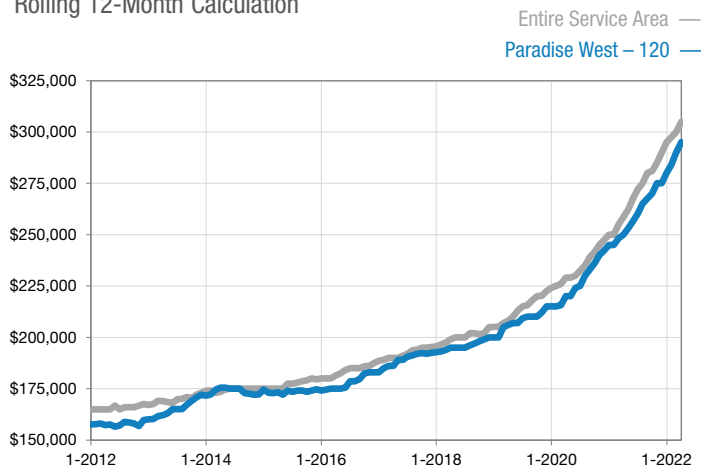
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	1	0	- 100.0%	4	3	- 25.0%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	2	2	0.0%	4	4	0.0%
Days on Market Until Sale	3	5	+ 66.7%	2	3	+ 50.0%
Median Sales Price*	\$222,500	\$265,250	+ 19.2%	\$221,500	\$260,000	+ 17.4%
Average Sales Price*	\$222,500	\$265,250	+ 19.2%	\$222,000	\$258,875	+ 16.6%
Percent of List Price Received*	107.6%	103.5%	- 3.8%	104.2%	103.9%	- 0.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

* 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.

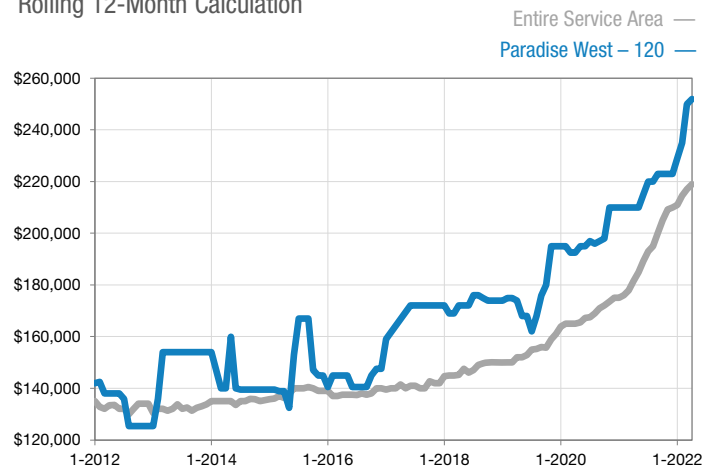
Median Sales Price - Single-Family Detached

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.