

Local Market Update for June 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	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	50	43	- 14.0%	261	190	- 27.2%
Pending Sales	38	34	- 10.5%	234	169	- 27.8%
Closed Sales	46	26	- 43.5%	219	162	- 26.0%
Days on Market Until Sale	11	8	- 27.3%	13	7	- 46.2%
Median Sales Price*	\$322,500	\$350,000	+ 8.5%	\$300,000	\$369,200	+ 23.1%
Average Sales Price*	\$339,341	\$372,742	+ 9.8%	\$316,937	\$379,160	+ 19.6%
Percent of List Price Received*	102.2%	101.3%	- 0.9%	101.1%	102.5%	+ 1.4%
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

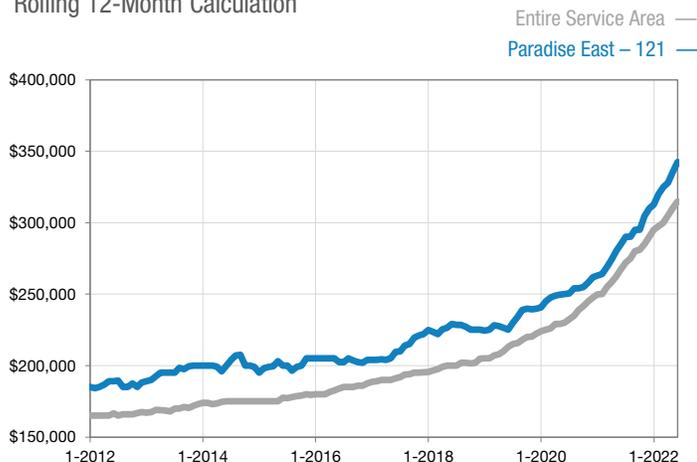
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	5	7	+ 40.0%	21	23	+ 9.5%
Pending Sales	6	8	+ 33.3%	22	23	+ 4.5%
Closed Sales	2	2	0.0%	20	20	0.0%
Days on Market Until Sale	4	2	- 50.0%	12	2	- 83.3%
Median Sales Price*	\$182,500	\$177,750	- 2.6%	\$157,750	\$183,500	+ 16.3%
Average Sales Price*	\$182,500	\$177,750	- 2.6%	\$175,770	\$182,442	+ 3.8%
Percent of List Price Received*	99.5%	106.1%	+ 6.6%	101.2%	103.5%	+ 2.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	--	--	--	--	--

* 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.

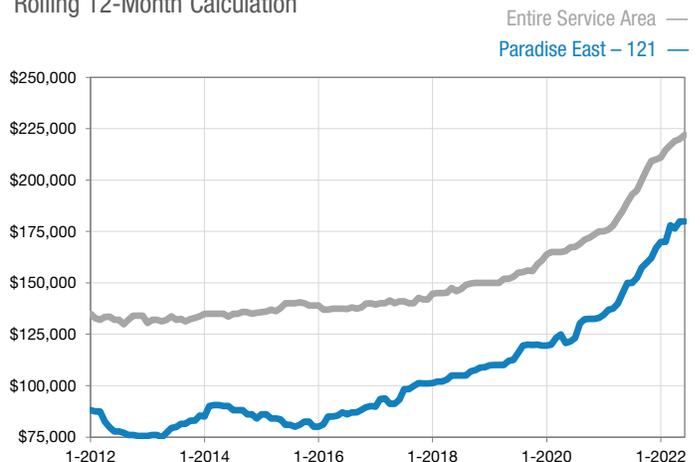
Median Sales Price - Single-Family Detached

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.