

Local Market Update for June 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	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	87	52	- 40.2%	395	280	- 29.1%
Pending Sales	80	40	- 50.0%	374	258	- 31.0%
Closed Sales	69	49	- 29.0%	349	251	- 28.1%
Days on Market Until Sale	5	4	- 20.0%	7	6	- 14.3%
Median Sales Price*	\$282,000	\$320,000	+ 13.5%	\$265,000	\$320,000	+ 20.8%
Average Sales Price*	\$288,996	\$333,173	+ 15.3%	\$271,468	\$324,110	+ 19.4%
Percent of List Price Received*	103.2%	105.7%	+ 2.4%	101.8%	103.9%	+ 2.1%
Inventory of Homes for Sale	27	26	- 3.7%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--

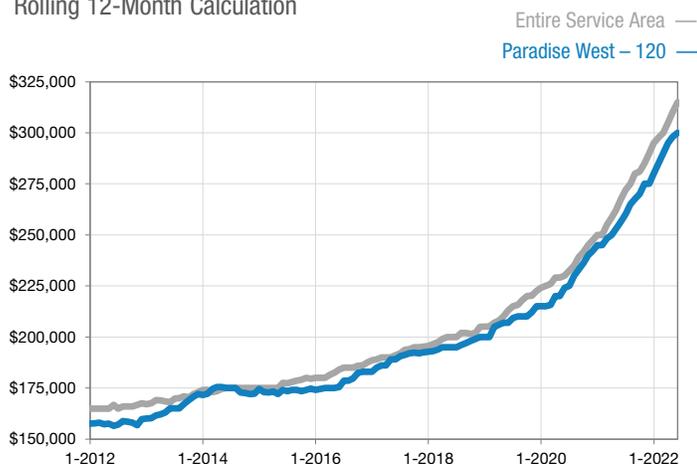
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
New Listings	0	1	--	5	5	0.0%
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	1	1	0.0%	5	5	0.0%
Days on Market Until Sale	3	2	- 33.3%	2	3	+ 50.0%
Median Sales Price*	\$252,000	\$265,000	+ 5.2%	\$223,000	\$265,000	+ 18.8%
Average Sales Price*	\$252,000	\$265,000	+ 5.2%	\$228,000	\$260,100	+ 14.1%
Percent of List Price Received*	110.0%	102.3%	- 7.0%	105.3%	103.6%	- 1.6%
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.

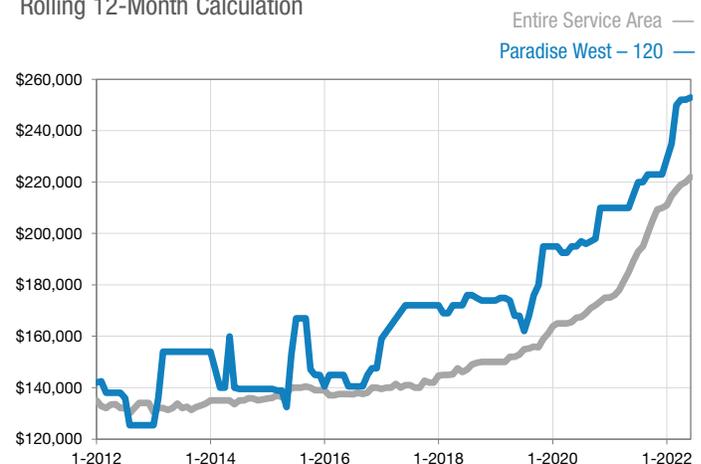
Median Sales Price - Single-Family Detached

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.