

Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	50	41	- 18.0%	311	231	- 25.7%
Pending Sales	46	31	- 32.6%	280	198	- 29.3%
Closed Sales	46	30	- 34.8%	265	194	- 26.8%
Days on Market Until Sale	6	11	+ 83.3%	12	8	- 33.3%
Median Sales Price*	\$305,000	\$352,500	+ 15.6%	\$300,000	\$369,200	+ 23.1%
Average Sales Price*	\$331,293	\$368,343	+ 11.2%	\$319,429	\$377,934	+ 18.3%
Percent of List Price Received*	102.2%	101.5%	- 0.7%	101.3%	102.4%	+ 1.1%
Inventory of Homes for Sale	27	28	+ 3.7%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

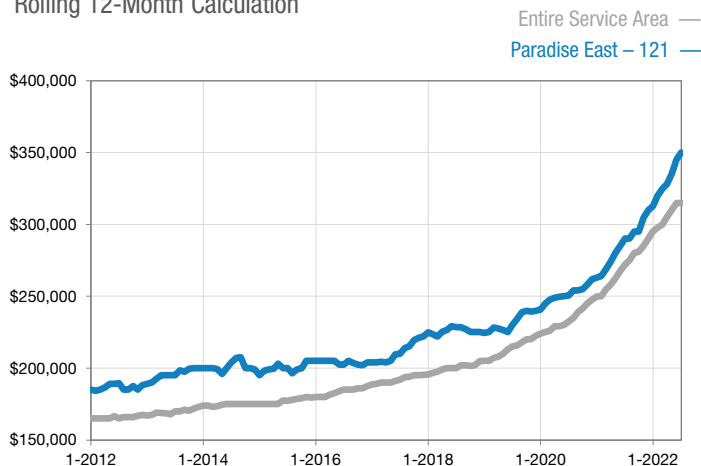
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	4	2	- 50.0%	25	25	0.0%
Pending Sales	3	1	- 66.7%	25	23	- 8.0%
Closed Sales	5	7	+ 40.0%	25	27	+ 8.0%
Days on Market Until Sale	3	2	- 33.3%	10	2	- 80.0%
Median Sales Price*	\$170,000	\$190,000	+ 11.8%	\$160,000	\$185,000	+ 15.6%
Average Sales Price*	\$161,400	\$220,286	+ 36.5%	\$172,896	\$192,253	+ 11.2%
Percent of List Price Received*	107.4%	104.0%	- 3.2%	102.4%	103.6%	+ 1.2%
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.

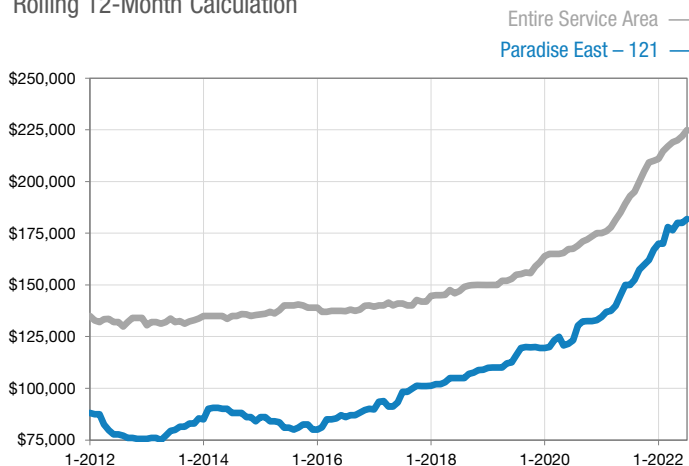
Median Sales Price - Single-Family Detached

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.