

Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	52	33	- 36.5%	363	264	- 27.3%
Pending Sales	40	26	- 35.0%	320	222	- 30.6%
Closed Sales	38	29	- 23.7%	303	223	- 26.4%
Days on Market Until Sale	9	12	+ 33.3%	12	8	- 33.3%
Median Sales Price*	\$321,925	\$340,000	+ 5.6%	\$300,000	\$360,000	+ 20.0%
Average Sales Price*	\$352,338	\$366,224	+ 3.9%	\$323,556	\$376,411	+ 16.3%
Percent of List Price Received*	101.8%	100.4%	- 1.4%	101.4%	102.1%	+ 0.7%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

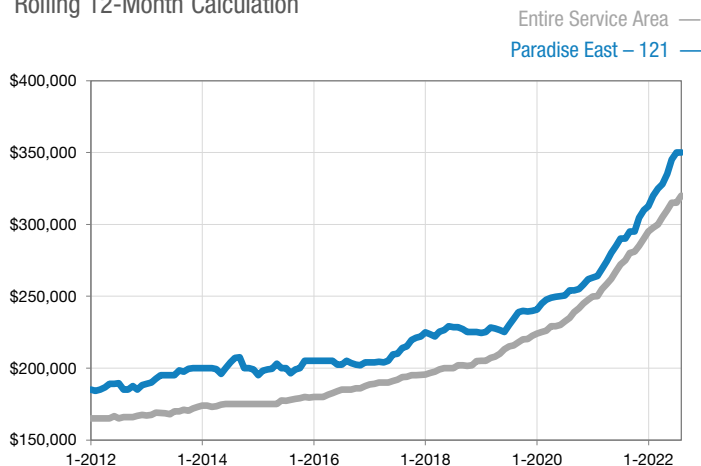
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	7	3	- 57.1%	32	28	- 12.5%
Pending Sales	6	3	- 50.0%	31	26	- 16.1%
Closed Sales	4	1	- 75.0%	29	28	- 3.4%
Days on Market Until Sale	2	3	+ 50.0%	9	2	- 77.8%
Median Sales Price*	\$145,500	\$197,000	+ 35.4%	\$160,000	\$185,915	+ 16.2%
Average Sales Price*	\$152,125	\$197,000	+ 29.5%	\$170,031	\$192,423	+ 13.2%
Percent of List Price Received*	101.6%	104.0%	+ 2.4%	102.3%	103.6%	+ 1.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 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.

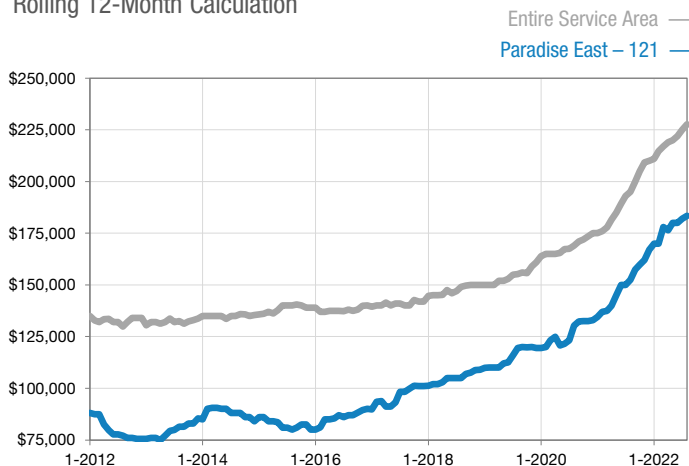
Median Sales Price - Single-Family Detached

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.