

Local Market Update for November 2020

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	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	29	31	+ 6.9%	539	471	- 12.6%
Pending Sales	24	40	+ 66.7%	407	431	+ 5.9%
Closed Sales	32	33	+ 3.1%	401	398	- 0.7%
Days on Market Until Sale	30	16	- 46.7%	30	21	- 30.0%
Median Sales Price*	\$228,000	\$265,000	+ 16.2%	\$240,000	\$260,000	+ 8.3%
Average Sales Price*	\$244,828	\$279,114	+ 14.0%	\$254,906	\$281,768	+ 10.5%
Percent of List Price Received*	98.2%	100.0%	+ 1.8%	98.8%	99.3%	+ 0.5%
Inventory of Homes for Sale	65	20	- 69.2%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--

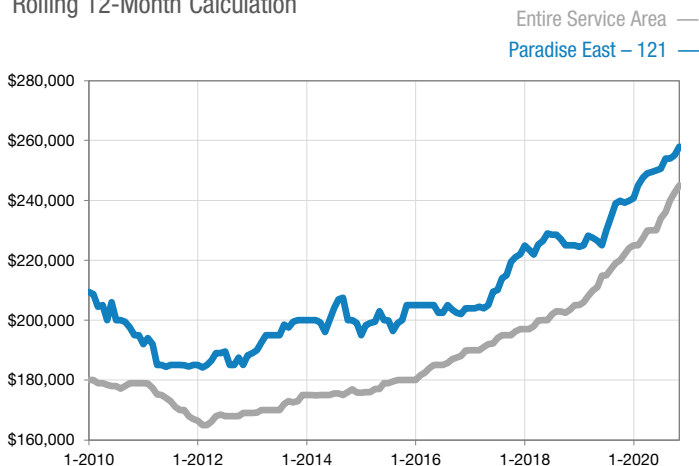
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	0	5	--	31	38	+ 22.6%
Pending Sales	0	6	--	26	38	+ 46.2%
Closed Sales	1	3	+ 200.0%	27	32	+ 18.5%
Days on Market Until Sale	0	2	--	30	10	- 66.7%
Median Sales Price*	\$132,500	\$133,950	+ 1.1%	\$120,000	\$132,700	+ 10.6%
Average Sales Price*	\$132,500	\$132,317	- 0.1%	\$122,318	\$142,057	+ 16.1%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	99.1%	99.5%	+ 0.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

* 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.

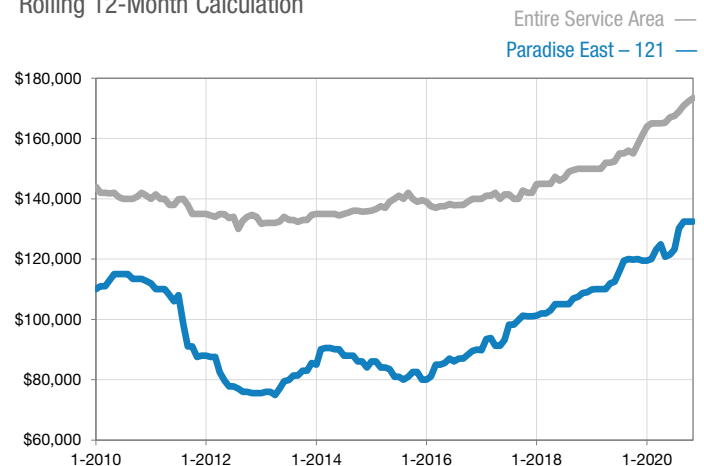
Median Sales Price - Single-Family Detached

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.