

Local Market Update for November 2020

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	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	43	44	+ 2.3%	768	681	- 11.3%
Pending Sales	43	59	+ 37.2%	650	643	- 1.1%
Closed Sales	39	45	+ 15.4%	645	608	- 5.7%
Days on Market Until Sale	33	6	- 81.8%	32	16	- 50.0%
Median Sales Price*	\$215,000	\$238,000	+ 10.7%	\$214,000	\$240,000	+ 12.1%
Average Sales Price*	\$216,859	\$244,064	+ 12.5%	\$218,007	\$247,382	+ 13.5%
Percent of List Price Received*	99.3%	101.0%	+ 1.7%	99.1%	100.1%	+ 1.0%
Inventory of Homes for Sale	76	25	- 67.1%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

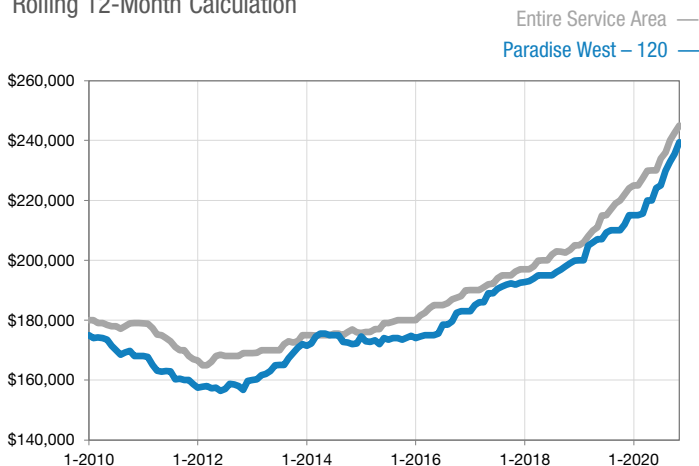
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	10	5	- 50.0%
Pending Sales	0	0	0.0%	7	4	- 42.9%
Closed Sales	3	0	- 100.0%	7	4	- 42.9%
Days on Market Until Sale	12	--	--	20	13	- 35.0%
Median Sales Price*	\$197,000	--	--	\$195,000	\$209,950	+ 7.7%
Average Sales Price*	\$196,667	--	--	\$187,343	\$202,475	+ 8.1%
Percent of List Price Received*	97.5%	--	--	98.7%	99.9%	+ 1.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 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.

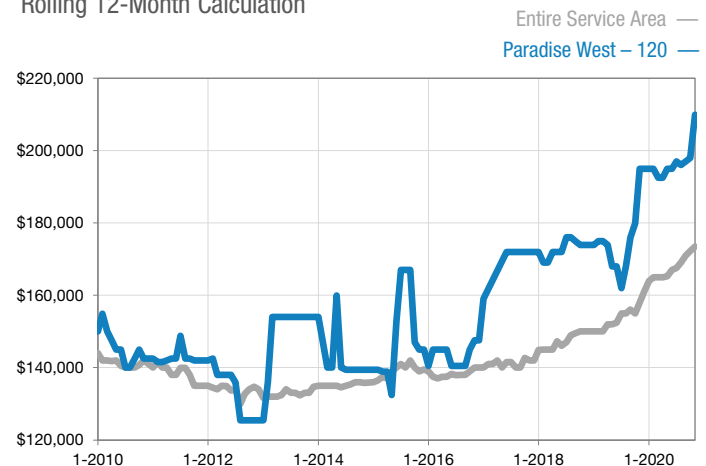
Median Sales Price - Single-Family Detached

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.