

# Local Market Update for July 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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
New Listings	52	37	- 28.8%	370	295	- 20.3%
Pending Sales	32	39	+ 21.9%	274	274	0.0%
Closed Sales	46	58	+ 26.1%	262	246	- 6.1%
Days on Market Until Sale	23	12	- 47.8%	30	24	- 20.0%
Median Sales Price*	\$240,000	<b>\$256,500</b>	+ 6.9%	\$239,000	<b>\$255,550</b>	+ 6.9%
Average Sales Price*	\$258,186	<b>\$272,283</b>	+ 5.5%	\$252,795	<b>\$275,440</b>	+ 9.0%
Percent of List Price Received*	99.5%	<b>99.5%</b>	0.0%	99.0%	<b>98.9%</b>	- 0.1%
Inventory of Homes for Sale	88	22	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--

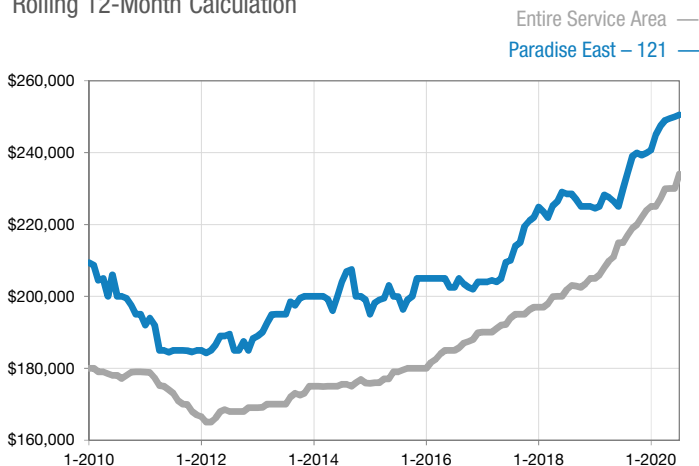
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
<b>Key Metrics</b>						
New Listings	5	7	+ 40.0%	24	24	0.0%
Pending Sales	5	6	+ 20.0%	17	26	+ 52.9%
Closed Sales	3	2	- 33.3%	15	20	+ 33.3%
Days on Market Until Sale	9	24	+ 166.7%	30	14	- 53.3%
Median Sales Price*	\$126,500	<b>\$184,300</b>	+ 45.7%	\$119,500	<b>\$130,250</b>	+ 9.0%
Average Sales Price*	\$124,300	<b>\$184,300</b>	+ 48.3%	\$118,119	<b>\$140,583</b>	+ 19.0%
Percent of List Price Received*	99.8%	<b>98.6%</b>	- 1.2%	99.1%	<b>99.2%</b>	+ 0.1%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	--	--	--	--	--

\* 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.

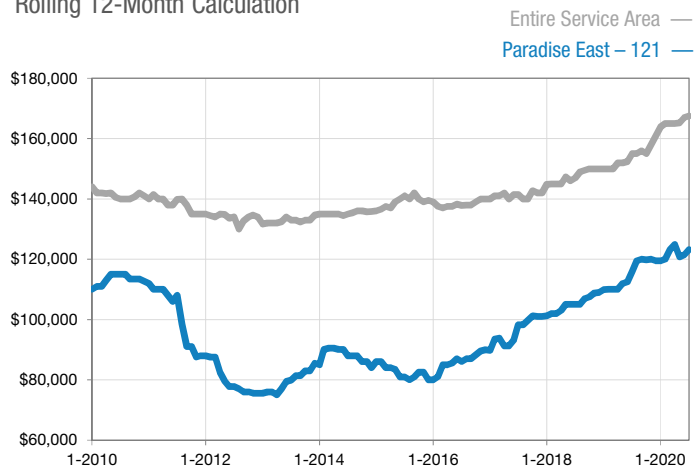
### Median Sales Price - Single-Family Detached

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.