

Local Market Update for July 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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	85	60	- 29.4%	527	434	- 17.6%
Pending Sales	83	69	- 16.9%	448	424	- 5.4%
Closed Sales	64	87	+ 35.9%	412	382	- 7.3%
Days on Market Until Sale	23	13	- 43.5%	36	20	- 44.4%
Median Sales Price*	\$222,500	\$240,000	+ 7.9%	\$210,000	\$234,750	+ 11.8%
Average Sales Price*	\$222,950	\$246,886	+ 10.7%	\$215,645	\$241,276	+ 11.9%
Percent of List Price Received*	99.1%	100.3%	+ 1.2%	99.1%	100.0%	+ 0.9%
Inventory of Homes for Sale	91	15	- 83.5%	--	--	--
Months Supply of Inventory	1.6	0.3	- 81.3%	--	--	--

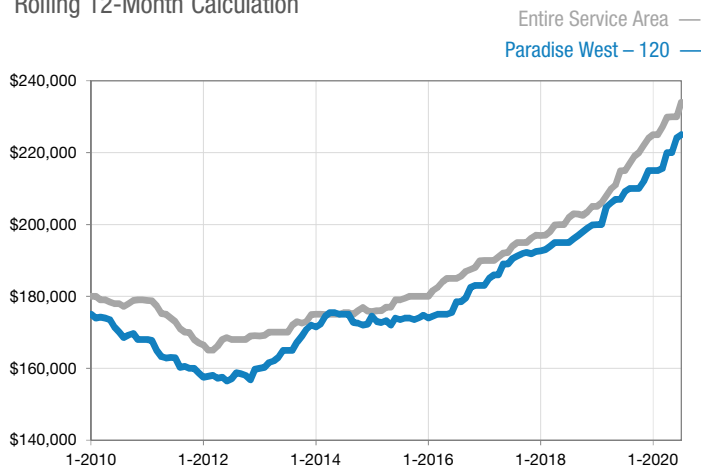
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	6	4	- 33.3%
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	0	2	--	1	3	+ 200.0%
Days on Market Until Sale	--	3	--	25	4	- 84.0%
Median Sales Price*	--	\$209,950	--	\$162,000	\$209,900	+ 29.6%
Average Sales Price*	--	\$209,950	--	\$162,000	\$199,967	+ 23.4%
Percent of List Price Received*	--	101.2%	--	98.2%	99.9%	+ 1.7%
Inventory of Homes for Sale	3	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.

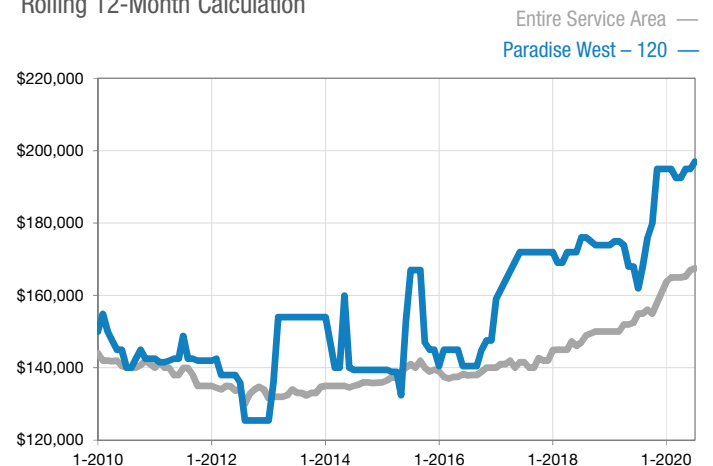
Median Sales Price - Single-Family Detached

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.