

# Local Market Update for June 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	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
<b>Key Metrics</b>						
New Listings	59	<b>53</b>	- 10.2%	318	<b>258</b>	- 18.9%
Pending Sales	47	<b>54</b>	+ 14.9%	242	<b>236</b>	- 2.5%
Closed Sales	35	<b>38</b>	+ 8.6%	216	<b>187</b>	- 13.4%
Days on Market Until Sale	27	<b>18</b>	- 33.3%	32	<b>28</b>	- 12.5%
Median Sales Price*	\$260,000	<b>\$257,500</b>	- 1.0%	\$239,000	<b>\$255,000</b>	+ 6.7%
Average Sales Price*	\$266,733	<b>\$281,189</b>	+ 5.4%	\$251,647	<b>\$276,234</b>	+ 9.8%
Percent of List Price Received*	98.7%	<b>99.8%</b>	+ 1.1%	98.9%	<b>98.8%</b>	- 0.1%
Inventory of Homes for Sale	79	<b>27</b>	- 65.8%	--	--	--
Months Supply of Inventory	2.2	<b>0.8</b>	- 63.6%	--	--	--

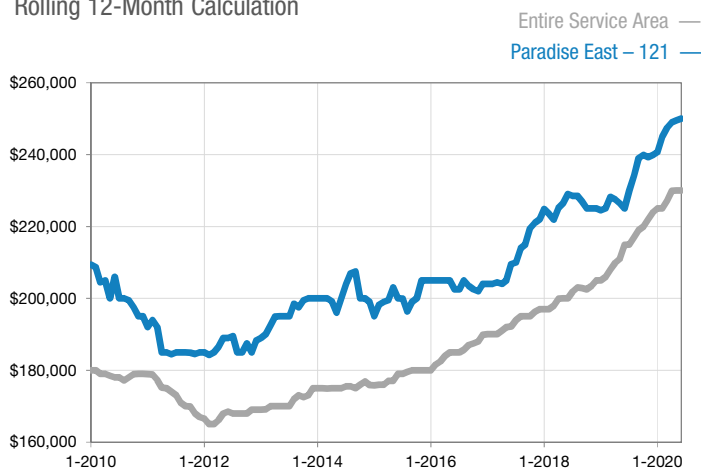
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
<b>Key Metrics</b>						
New Listings	3	<b>0</b>	- 100.0%	19	<b>17</b>	- 10.5%
Pending Sales	3	<b>0</b>	- 100.0%	12	<b>20</b>	+ 66.7%
Closed Sales	1	<b>4</b>	+ 300.0%	12	<b>18</b>	+ 50.0%
Days on Market Until Sale	9	<b>5</b>	- 44.4%	36	<b>13</b>	- 63.9%
Median Sales Price*	\$119,500	<b>\$142,500</b>	+ 19.2%	\$117,750	<b>\$126,500</b>	+ 7.4%
Average Sales Price*	\$119,500	<b>\$149,250</b>	+ 24.9%	\$116,574	<b>\$135,725</b>	+ 16.4%
Percent of List Price Received*	95.7%	<b>102.5%</b>	+ 7.1%	99.0%	<b>99.2%</b>	+ 0.2%
Inventory of Homes for Sale	6	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	2.1	--	--	--	--	--

\* 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.

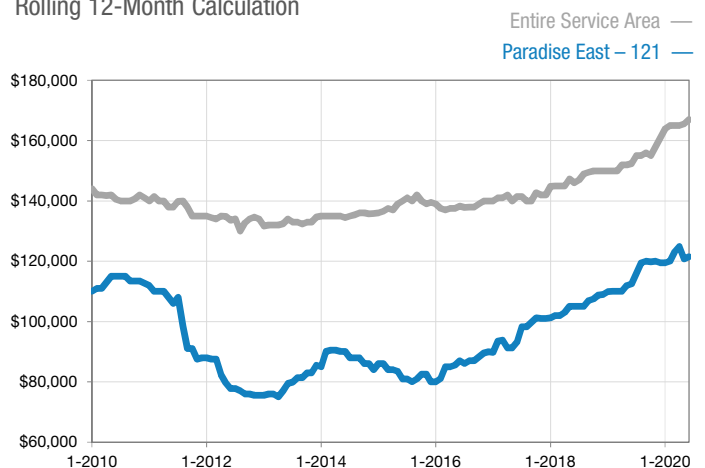
### Median Sales Price - Single-Family Detached

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.