

Local Market Update for December 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	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	24	22	- 8.3%	563	493	- 12.4%
Pending Sales	23	27	+ 17.4%	430	457	+ 6.3%
Closed Sales	31	44	+ 41.9%	432	442	+ 2.3%
Days on Market Until Sale	31	14	- 54.8%	30	20	- 33.3%
Median Sales Price*	\$228,000	\$267,250	+ 17.2%	\$239,900	\$261,750	+ 9.1%
Average Sales Price*	\$241,584	\$290,273	+ 20.2%	\$253,950	\$282,615	+ 11.3%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	57	15	- 73.7%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

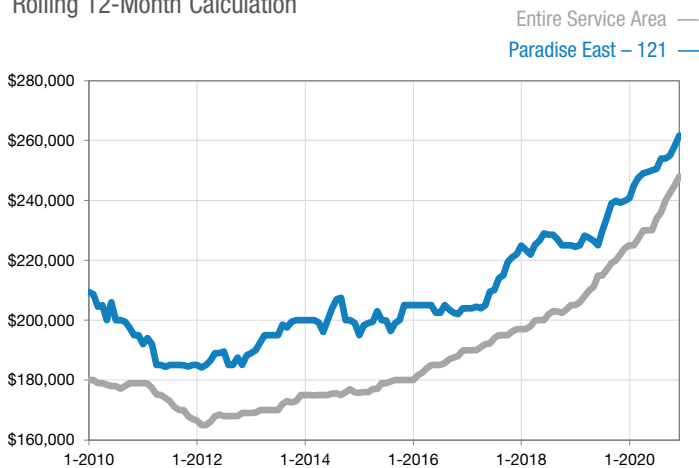
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	2	2	0.0%	33	40	+ 21.2%
Pending Sales	1	2	+ 100.0%	27	39	+ 44.4%
Closed Sales	2	3	+ 50.0%	29	35	+ 20.7%
Days on Market Until Sale	27	8	- 70.4%	29	10	- 65.5%
Median Sales Price*	\$117,500	\$142,000	+ 20.9%	\$119,500	\$133,000	+ 11.3%
Average Sales Price*	\$117,500	\$145,800	+ 24.1%	\$121,986	\$142,377	+ 16.7%
Percent of List Price Received*	98.3%	101.5%	+ 3.3%	99.0%	99.7%	+ 0.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

* 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.

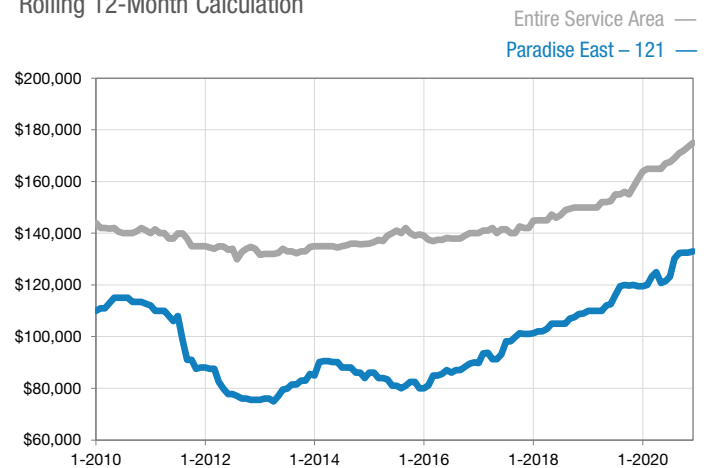
Median Sales Price - Single-Family Detached

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.