

Local Market Update for December 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	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	30	52	+ 73.3%	798	734	- 8.0%
Pending Sales	37	61	+ 64.9%	687	700	+ 1.9%
Closed Sales	54	58	+ 7.4%	699	666	- 4.7%
Days on Market Until Sale	26	11	- 57.7%	31	15	- 51.6%
Median Sales Price*	\$221,500	\$268,500	+ 21.2%	\$215,000	\$242,250	+ 12.7%
Average Sales Price*	\$226,933	\$265,892	+ 17.2%	\$218,697	\$249,137	+ 13.9%
Percent of List Price Received*	98.9%	100.2%	+ 1.3%	99.0%	100.2%	+ 1.2%
Inventory of Homes for Sale	58	14	- 75.9%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

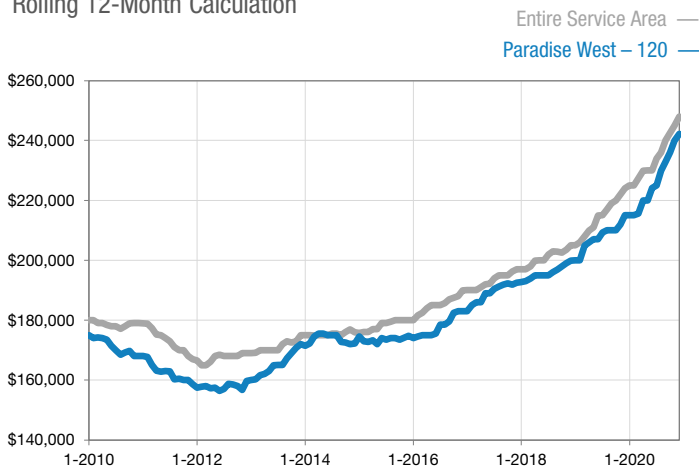
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	1	--	10	6	- 40.0%
Pending Sales	0	1	--	7	5	- 28.6%
Closed Sales	0	0	0.0%	7	4	- 42.9%
Days on Market Until Sale	--	--	--	20	13	- 35.0%
Median Sales Price*	--	--	--	\$195,000	\$209,950	+ 7.7%
Average Sales Price*	--	--	--	\$187,343	\$202,475	+ 8.1%
Percent of List Price Received*	--	--	--	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.

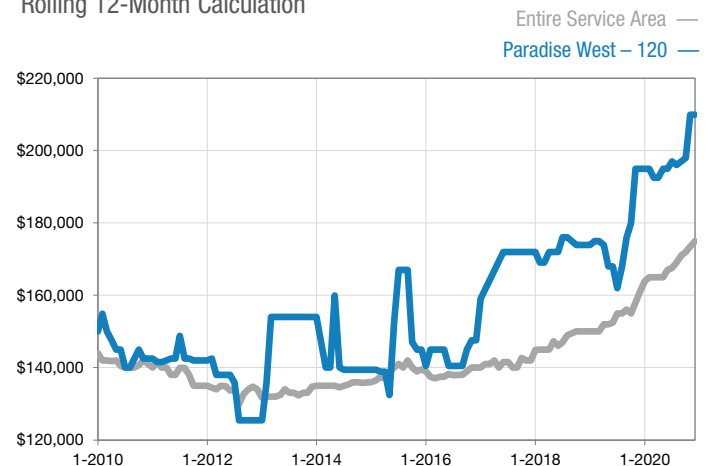
Median Sales Price - Single-Family Detached

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.