

Local Market Update for October 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	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	39	37	- 5.1%	510	440	- 13.7%
Pending Sales	39	34	- 12.8%	383	393	+ 2.6%
Closed Sales	36	40	+ 11.1%	369	365	- 1.1%
Days on Market Until Sale	32	14	- 56.3%	30	21	- 30.0%
Median Sales Price*	\$252,500	\$275,500	+ 9.1%	\$240,850	\$260,000	+ 8.0%
Average Sales Price*	\$258,736	\$298,531	+ 15.4%	\$255,779	\$282,008	+ 10.3%
Percent of List Price Received*	97.7%	99.1%	+ 1.4%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	71	31	- 56.3%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

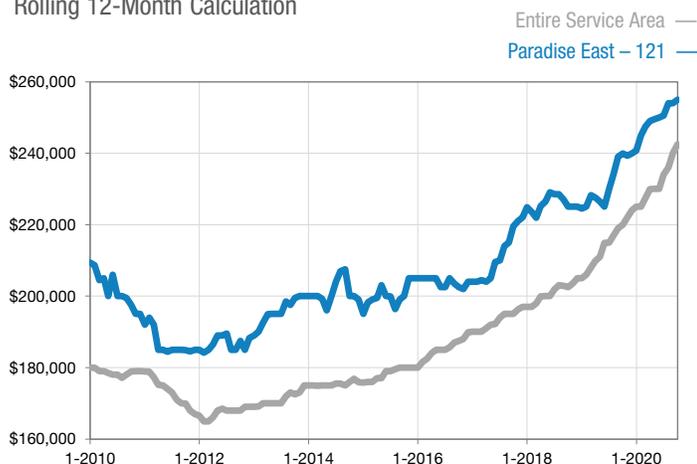
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
Key Metrics						
New Listings	3	4	+ 33.3%	31	33	+ 6.5%
Pending Sales	2	2	0.0%	26	32	+ 23.1%
Closed Sales	2	2	0.0%	26	29	+ 11.5%
Days on Market Until Sale	27	2	- 92.6%	31	11	- 64.5%
Median Sales Price*	\$136,650	\$149,000	+ 9.0%	\$119,750	\$132,500	+ 10.6%
Average Sales Price*	\$136,650	\$149,000	+ 9.0%	\$121,927	\$143,064	+ 17.3%
Percent of List Price Received*	98.2%	99.3%	+ 1.1%	99.0%	99.7%	+ 0.7%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

* 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.

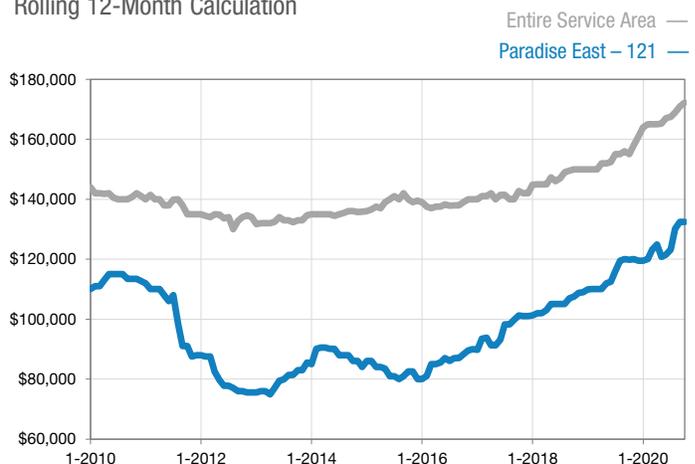
Median Sales Price - Single-Family Detached

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.