

Local Market Update for May 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	87	73	- 16.1%	354	298	- 15.8%
Pending Sales	62	77	+ 24.2%	307	285	- 7.2%
Closed Sales	68	60	- 11.8%	285	234	- 17.9%
Days on Market Until Sale	32	17	- 46.9%	42	23	- 45.2%
Median Sales Price*	\$214,900	\$227,000	+ 5.6%	\$212,000	\$229,700	+ 8.3%
Average Sales Price*	\$228,303	\$227,918	- 0.2%	\$215,789	\$237,666	+ 10.1%
Percent of List Price Received*	99.3%	100.2%	+ 0.9%	99.1%	99.7%	+ 0.6%
Inventory of Homes for Sale	95	31	- 67.4%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

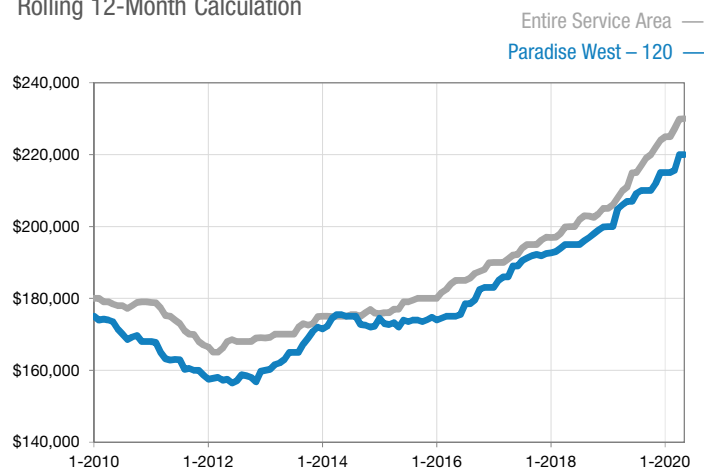
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	3	--	2	4	+ 100.0%
Pending Sales	0	2	--	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	25	--	--	25	6	- 76.0%
Median Sales Price*	\$162,000	--	--	\$162,000	\$180,000	+ 11.1%
Average Sales Price*	\$162,000	--	--	\$162,000	\$180,000	+ 11.1%
Percent of List Price Received*	98.2%	--	--	98.2%	97.3%	- 0.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

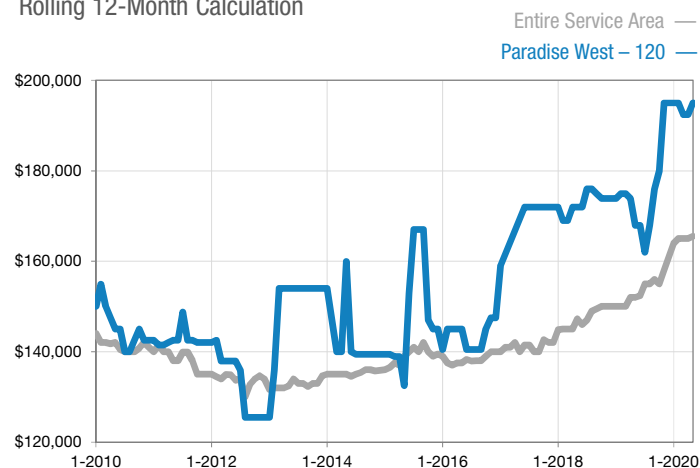
Median Sales Price - Single-Family Detached

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.