

Local Market Update for May 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	48	53	+ 10.4%	259	204	- 21.2%
Pending Sales	39	47	+ 20.5%	195	185	- 5.1%
Closed Sales	51	31	- 39.2%	181	149	- 17.7%
Days on Market Until Sale	26	15	- 42.3%	33	31	- 6.1%
Median Sales Price*	\$235,000	\$235,000	0.0%	\$235,000	\$255,000	+ 8.5%
Average Sales Price*	\$249,218	\$272,529	+ 9.4%	\$248,730	\$274,970	+ 10.5%
Percent of List Price Received*	99.4%	99.4%	0.0%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	82	34	- 58.5%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--

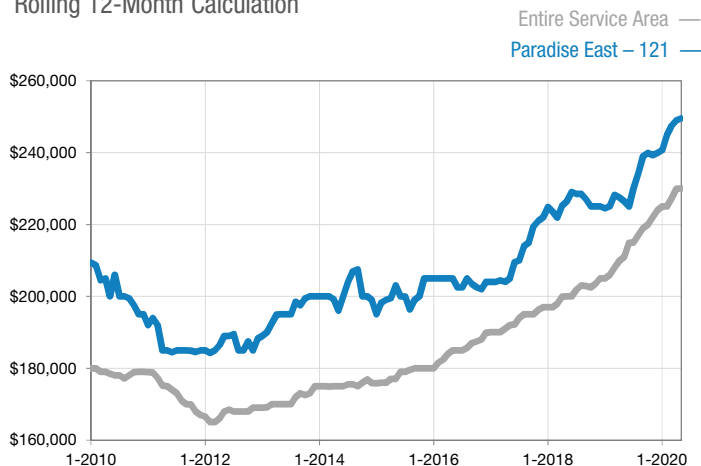
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	3	4	+ 33.3%	16	17	+ 6.3%
Pending Sales	1	5	+ 400.0%	9	20	+ 122.2%
Closed Sales	2	5	+ 150.0%	11	14	+ 27.3%
Days on Market Until Sale	8	5	- 37.5%	38	15	- 60.5%
Median Sales Price*	\$162,445	\$113,900	- 29.9%	\$116,000	\$126,500	+ 9.1%
Average Sales Price*	\$162,445	\$127,930	- 21.2%	\$116,308	\$131,861	+ 13.4%
Percent of List Price Received*	109.2%	98.0%	- 10.3%	99.3%	98.3%	- 1.0%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	2.4	--	--	--	--	--

* 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.

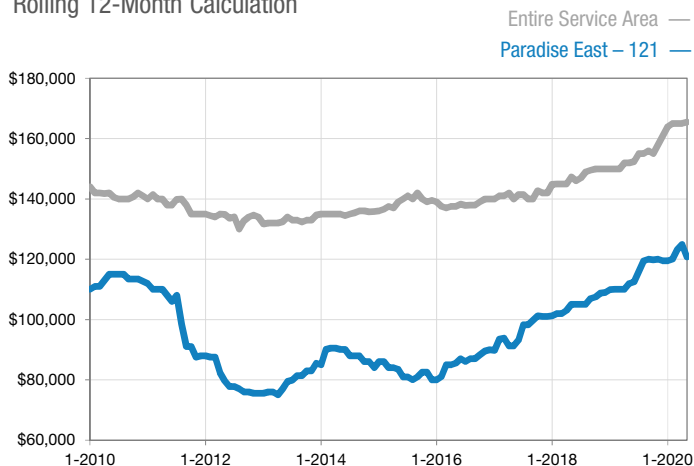
Median Sales Price - Single-Family Detached

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.