

Local Market Update for February 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Sandia Heights – 10

North & South ZA: A23, B23, C23, D23 (East of Tennyson St NE, South of Sandoval County)

Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	5	15	+ 200.0%	13	20	+ 53.8%
Pending Sales	5	6	+ 20.0%	14	15	+ 7.1%
Closed Sales	9	9	0.0%	13	16	+ 23.1%
Days on Market Until Sale	36	68	+ 88.9%	40	43	+ 7.5%
Median Sales Price*	\$545,000	\$675,000	+ 23.9%	\$550,000	\$657,500	+ 19.5%
Average Sales Price*	\$588,333	\$700,996	+ 19.1%	\$607,846	\$666,498	+ 9.6%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	97.0%	98.5%	+ 1.5%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

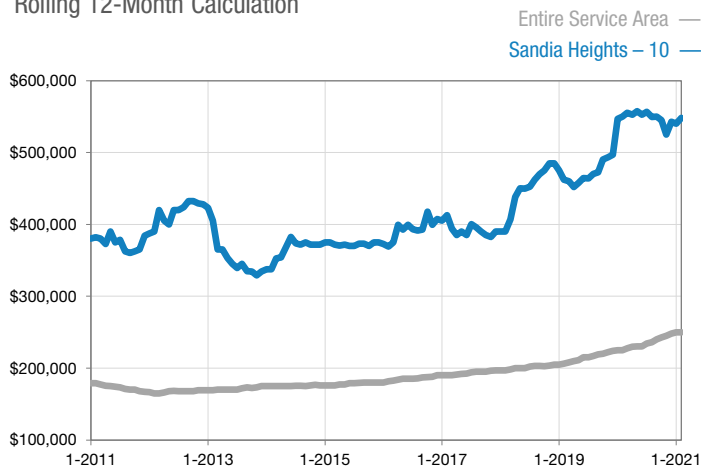
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	3	+ 200.0%	2	5	+ 150.0%
Days on Market Until Sale	28	2	- 92.9%	18	15	- 16.7%
Median Sales Price*	\$265,900	\$247,000	- 7.1%	\$252,950	\$247,000	- 2.4%
Average Sales Price*	\$265,900	\$254,000	- 4.5%	\$252,950	\$253,780	+ 0.3%
Percent of List Price Received*	97.1%	101.7%	+ 4.7%	97.5%	100.0%	+ 2.6%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

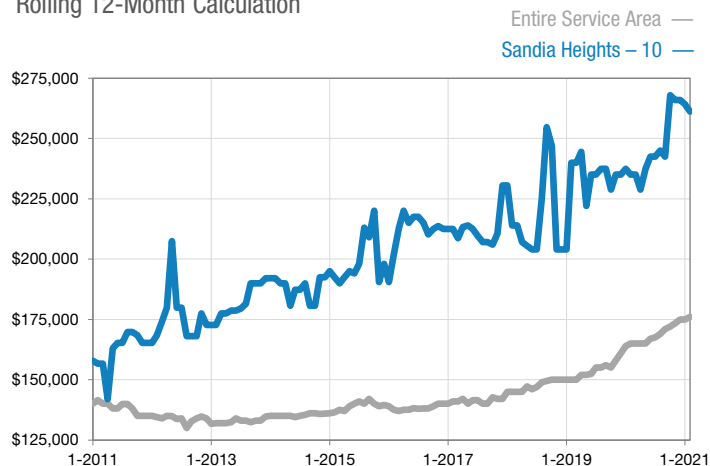
Median Sales Price - Single-Family Detached

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.