

Local Market Update for March 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	13	16	+ 23.1%	26	36	+ 38.5%
Pending Sales	7	19	+ 171.4%	21	34	+ 61.9%
Closed Sales	8	8	0.0%	21	24	+ 14.3%
Days on Market Until Sale	86	22	- 74.4%	58	36	- 37.9%
Median Sales Price*	\$491,250	\$543,000	+ 10.5%	\$550,000	\$612,500	+ 11.4%
Average Sales Price*	\$517,188	\$520,484	+ 0.6%	\$573,310	\$617,826	+ 7.8%
Percent of List Price Received*	98.5%	104.0%	+ 5.6%	97.6%	100.3%	+ 2.8%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--

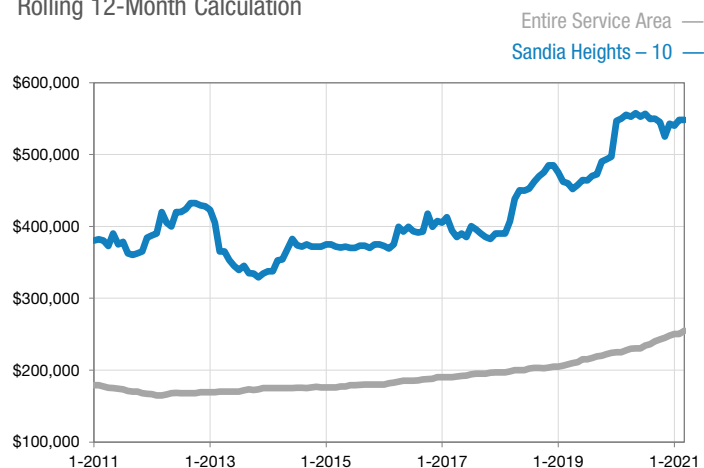
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	2	--	2	7	+ 250.0%
Days on Market Until Sale	--	75	--	18	32	+ 77.8%
Median Sales Price*	--	\$257,000	--	\$252,950	\$247,000	- 2.4%
Average Sales Price*	--	\$257,000	--	\$252,950	\$254,700	+ 0.7%
Percent of List Price Received*	--	96.2%	--	97.5%	98.9%	+ 1.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

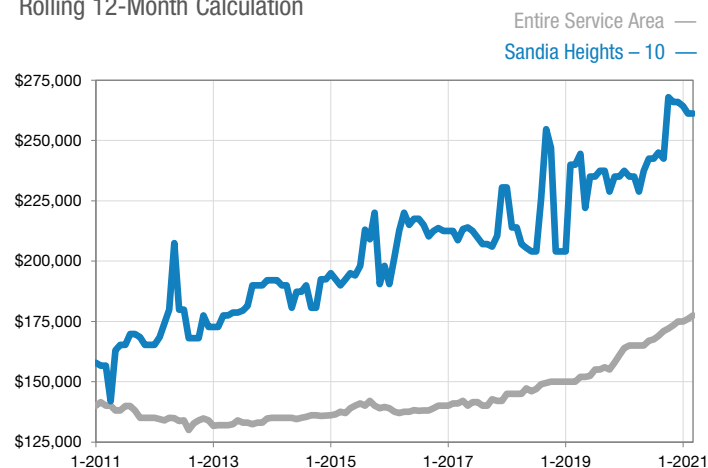
Median Sales Price - Single-Family Detached

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.