

Local Market Update for April 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	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	7	17	+ 142.9%	33	53	+ 60.6%
Pending Sales	5	16	+ 220.0%	26	47	+ 80.8%
Closed Sales	7	12	+ 71.4%	28	36	+ 28.6%
Days on Market Until Sale	67	10	- 85.1%	60	27	- 55.0%
Median Sales Price*	\$525,000	\$588,275	+ 12.1%	\$547,500	\$612,500	+ 11.9%
Average Sales Price*	\$502,214	\$571,565	+ 13.8%	\$555,536	\$602,406	+ 8.4%
Percent of List Price Received*	96.3%	99.6%	+ 3.4%	97.2%	100.1%	+ 3.0%
Inventory of Homes for Sale	23	10	- 56.5%	--	--	--
Months Supply of Inventory	3.3	0.9	- 72.7%	--	--	--

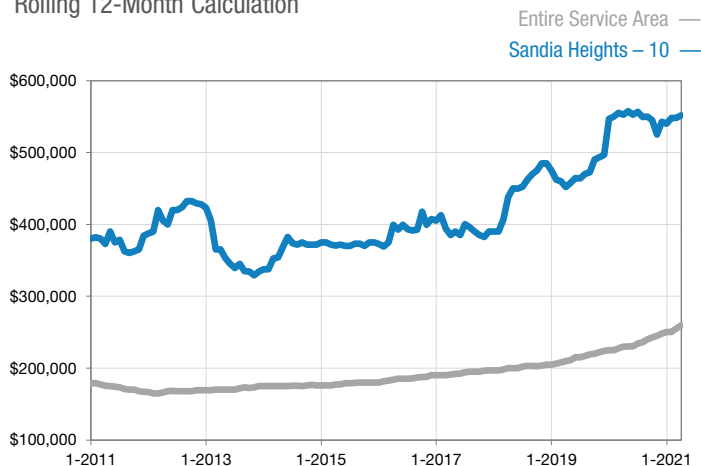
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	0	2	--	1	3	+ 200.0%
Pending Sales	0	1	--	1	4	+ 300.0%
Closed Sales	0	1	--	2	8	+ 300.0%
Days on Market Until Sale	--	0	--	18	28	+ 55.6%
Median Sales Price*	--	\$409,000	--	\$252,950	\$253,450	+ 0.2%
Average Sales Price*	--	\$409,000	--	\$252,950	\$273,988	+ 8.3%
Percent of List Price Received*	--	102.5%	--	97.5%	99.4%	+ 1.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

* 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.

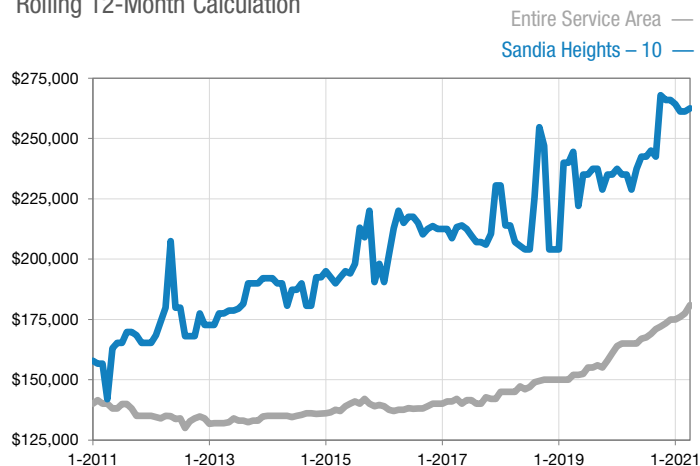
Median Sales Price - Single-Family Detached

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.