Local Market Update for May 2021

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

gaar

Sandia Heights – 10

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

Single-Family Detached

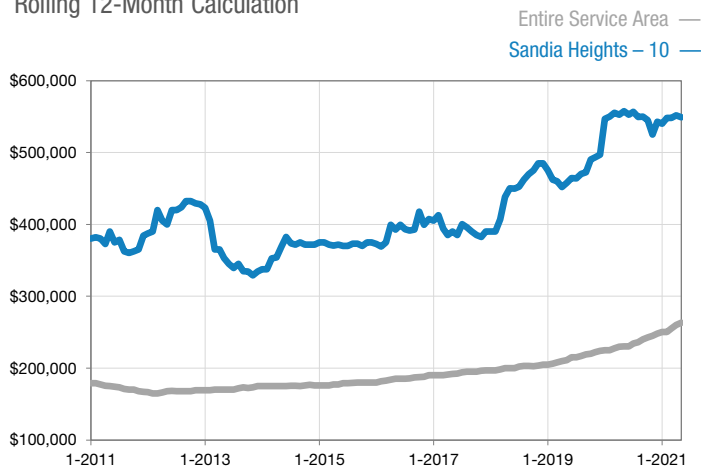| Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	10	12	+ 20.0%	43	65	+ 51.2%
Pending Sales	8	14	+ 75.0%	34	60	+ 76.5%
Closed Sales	4	12	+ 200.0%	32	48	+ 50.0%
Days on Market Until Sale	51	24	- 52.9%	59	26	- 55.9%
Median Sales Price*	$566,250	$565,573	- 0.1%	$550,000	$612,500	+ 11.4%
Average Sales Price*	$511,430	$601,600	+ 17.6%	$550,023	$602,204	+ 9.5%
Percent of List Price Received*	92.8%	101.5%	+ 9.4%	96.7%	100.4%	+ 3.8%
Inventory of Homes for Sale	23	5	- 78.3%	--	--	--
Months Supply of Inventory	3.2	0.4	- 87.5%	--	--	--

* 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

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	1	0	- 100.0%	2	3	+ 50.0%
Pending Sales	1	0	- 100.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	2	8	+ 300.0%
Days on Market Until Sale	--	--	--	18	28	+ 55.6%
Median Sales Price*	--	--	--	$252,950	$253,450	+ 0.2%
Average Sales Price*	--	--	--	$252,950	$273,988	+ 8.3%
Percent of List Price Received*	--	--	--	97.5%	99.4%	+ 1.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.
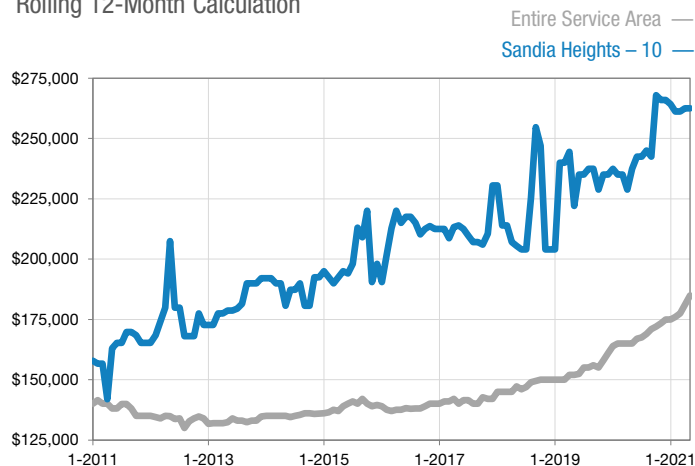
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Sandia Heights – 10 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Sandia Heights – 10 —

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.