

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	13	12	- 7.7%	71	88	+ 23.9%
Pending Sales	13	10	- 23.1%	59	81	+ 37.3%
Closed Sales	11	15	+ 36.4%	52	78	+ 50.0%
Days on Market Until Sale	51	13	- 74.5%	51	28	- 45.1%
Median Sales Price*	\$475,000	\$515,000	+ 8.4%	\$505,000	\$613,050	+ 21.4%
Average Sales Price*	\$536,838	\$613,217	+ 14.2%	\$531,219	\$629,616	+ 18.5%
Percent of List Price Received*	99.8%	103.6%	+ 3.8%	97.7%	100.8%	+ 3.2%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	2.7	0.6	- 77.8%	--	--	--

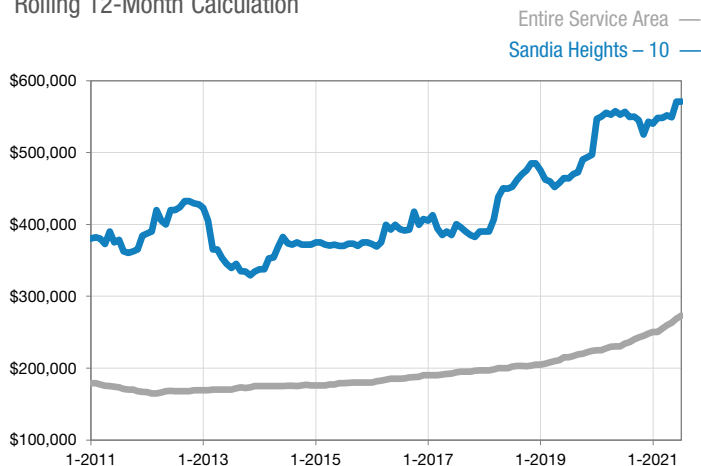
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	1	0	- 100.0%	4	3	- 25.0%
Pending Sales	0	0	0.0%	4	4	0.0%
Closed Sales	0	0	0.0%	3	8	+ 166.7%
Days on Market Until Sale	--	--	--	36	28	- 22.2%
Median Sales Price*	--	--	--	\$245,000	\$253,450	+ 3.4%
Average Sales Price*	--	--	--	\$250,300	\$273,988	+ 9.5%
Percent of List Price Received*	--	--	--	97.7%	99.4%	+ 1.7%
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.

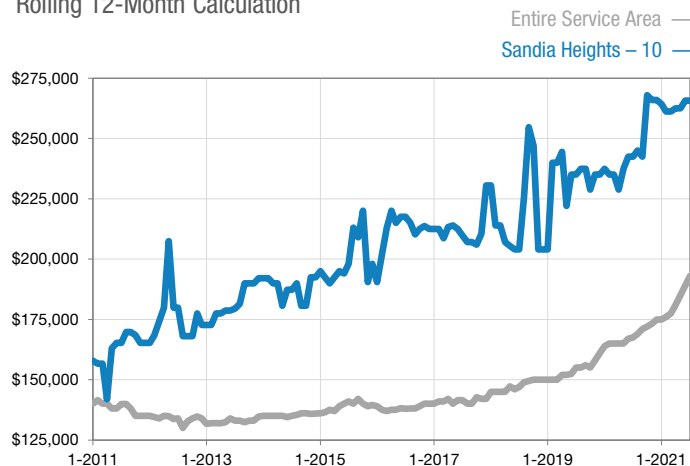
Median Sales Price - Single-Family Detached

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.