

Local Market Update for August 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	10	7	- 30.0%	81	95	+ 17.3%
Pending Sales	8	7	- 12.5%	67	87	+ 29.9%
Closed Sales	8	9	+ 12.5%	60	87	+ 45.0%
Days on Market Until Sale	17	16	- 5.9%	46	27	- 41.3%
Median Sales Price*	\$433,000	\$775,000	+ 79.0%	\$477,500	\$625,000	+ 30.9%
Average Sales Price*	\$477,625	\$766,357	+ 60.5%	\$524,073	\$643,762	+ 22.8%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	98.0%	100.8%	+ 2.9%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	2.8	0.6	- 78.6%	--	--	--

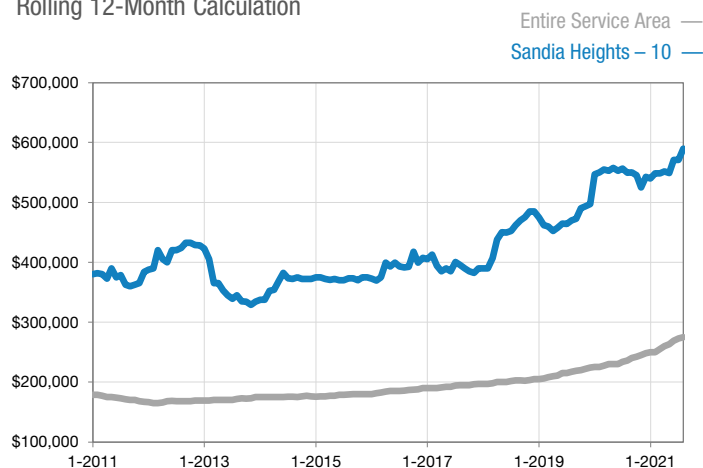
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	4	--	4	7	+ 75.0%
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	2	0	- 100.0%	5	8	+ 60.0%
Days on Market Until Sale	18	--	--	29	28	- 3.4%
Median Sales Price*	\$327,500	--	--	\$265,900	\$253,450	- 4.7%
Average Sales Price*	\$327,500	--	--	\$281,180	\$273,988	- 2.6%
Percent of List Price Received*	100.7%	--	--	98.9%	99.4%	+ 0.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.2	+ 266.7%	--	--	--

* 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.

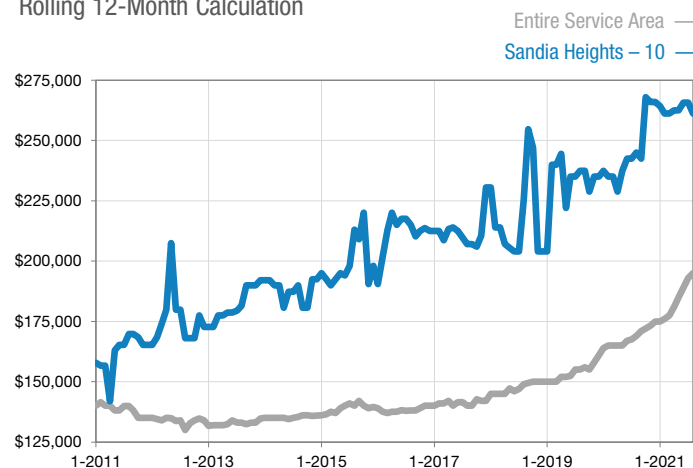
Median Sales Price - Single-Family Detached

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.