

Local Market Update for September 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	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	14	14	0.0%	95	109	+ 14.7%
Pending Sales	11	10	- 9.1%	78	95	+ 21.8%
Closed Sales	13	5	- 61.5%	73	92	+ 26.0%
Days on Market Until Sale	41	4	- 90.2%	45	26	- 42.2%
Median Sales Price*	\$553,000	\$725,000	+ 31.1%	\$496,000	\$630,000	+ 27.0%
Average Sales Price*	\$588,392	\$672,800	+ 14.3%	\$535,527	\$645,340	+ 20.5%
Percent of List Price Received*	99.0%	104.0%	+ 5.1%	98.2%	100.9%	+ 2.7%
Inventory of Homes for Sale	24	10	- 58.3%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.5%	--	--	--

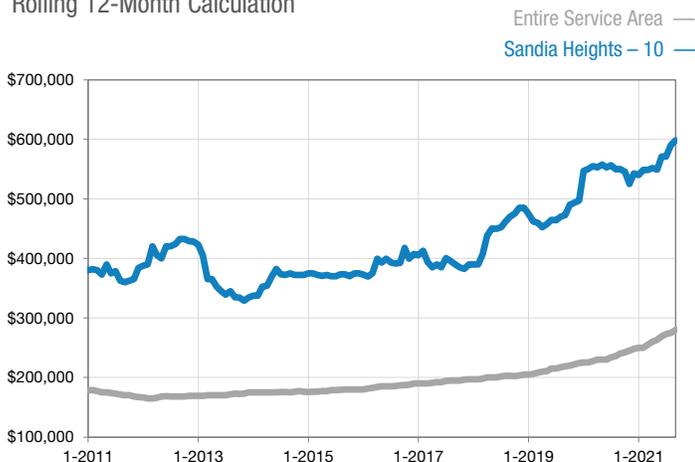
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	5	9	+ 80.0%
Pending Sales	1	4	+ 300.0%	5	9	+ 80.0%
Closed Sales	0	2	--	5	10	+ 100.0%
Days on Market Until Sale	--	8	--	29	24	- 17.2%
Median Sales Price*	--	\$361,250	--	\$265,900	\$264,450	- 0.5%
Average Sales Price*	--	\$361,250	--	\$281,180	\$291,440	+ 3.6%
Percent of List Price Received*	--	98.3%	--	98.9%	99.2%	+ 0.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

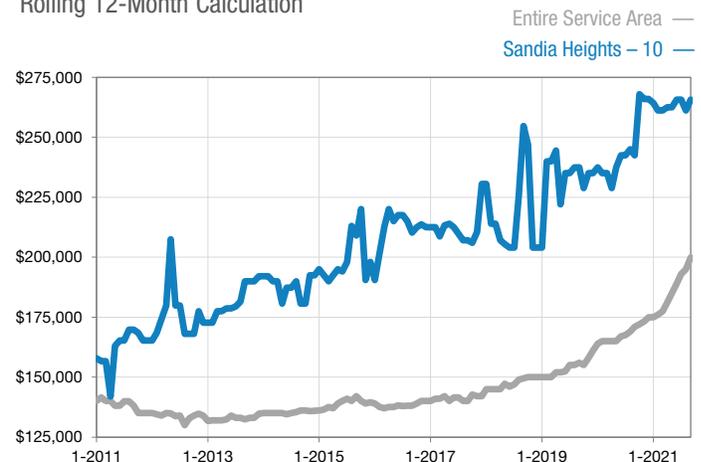
Median Sales Price - Single-Family Detached

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.