

Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	11	8	- 27.3%	106	117	+ 10.4%
Pending Sales	13	11	- 15.4%	91	105	+ 15.4%
Closed Sales	11	5	- 54.5%	84	97	+ 15.5%
Days on Market Until Sale	33	5	- 84.8%	44	25	- 43.2%
Median Sales Price*	\$530,500	\$475,000	- 10.5%	\$510,500	\$615,000	+ 20.5%
Average Sales Price*	\$541,364	\$483,000	- 10.8%	\$536,292	\$636,972	+ 18.8%
Percent of List Price Received*	96.7%	100.6%	+ 4.0%	98.0%	100.9%	+ 3.0%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--

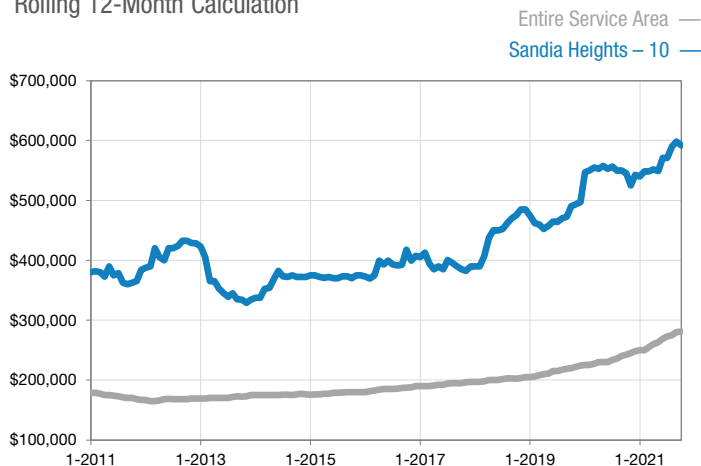
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	2	0	- 100.0%	7	9	+ 28.6%
Pending Sales	1	0	- 100.0%	6	9	+ 50.0%
Closed Sales	1	3	+ 200.0%	6	13	+ 116.7%
Days on Market Until Sale	0	15	--	24	22	- 8.3%
Median Sales Price*	\$277,000	\$265,000	- 4.3%	\$267,950	\$265,000	- 1.1%
Average Sales Price*	\$277,000	\$288,333	+ 4.1%	\$280,483	\$290,723	+ 3.7%
Percent of List Price Received*	108.6%	100.7%	- 7.3%	100.5%	99.5%	- 1.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--

* 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.

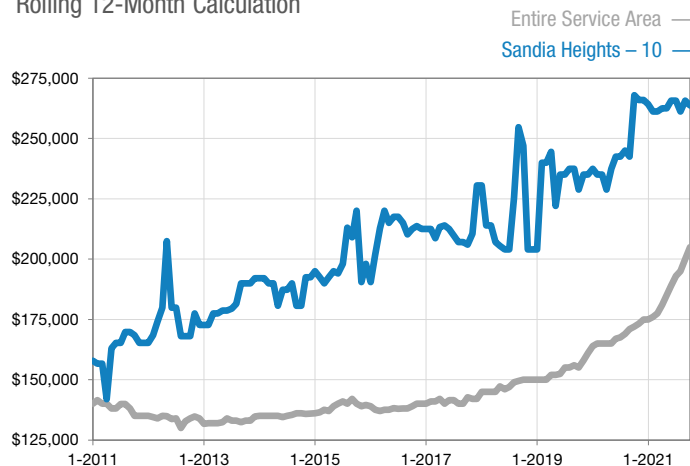
Median Sales Price - Single-Family Detached

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.