Local Market Update for March 2022

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

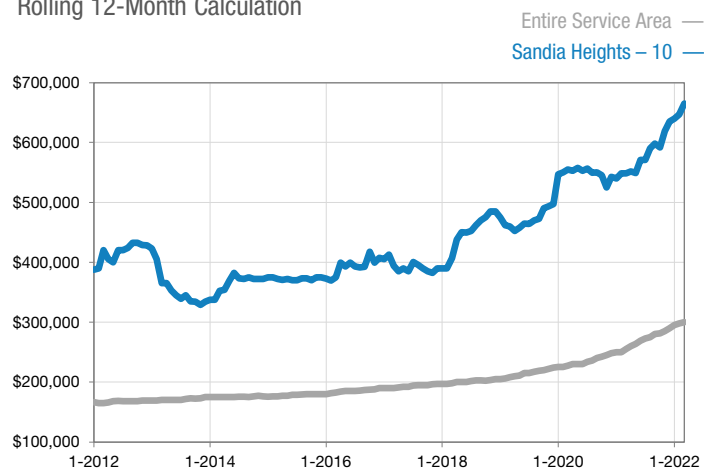| Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	16	9	- 43.8%	36	24	- 33.3%
Pending Sales	15	9	- 40.0%	30	24	- 20.0%
Closed Sales	8	5	- 37.5%	24	15	- 37.5%
Days on Market Until Sale	22	2	- 90.9%	36	14	- 61.1%
Median Sales Price*	$543,000	$660,000	+ 21.5%	$612,500	$750,000	+ 22.4%
Average Sales Price*	$520,484	$754,600	+ 45.0%	$617,826	$808,038	+ 30.8%
Percent of List Price Received*	104.0%	104.4%	+ 0.4%	100.3%	102.5%	+ 2.2%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	1.3	0.2	- 84.6%	--	--	--

* 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

Key Metrics	March			Year to Date		
	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	2	1	- 50.0%	7	1	- 85.7%
Days on Market Until Sale	75	2	- 97.3%	32	2	- 93.8%
Median Sales Price*	$257,000	$302,000	+ 17.5%	$247,000	$302,000	+ 22.3%
Average Sales Price*	$257,000	$302,000	+ 17.5%	$254,700	$302,000	+ 18.6%
Percent of List Price Received*	96.2%	114.0%	+ 18.5%	98.9%	114.0%	+ 15.3%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
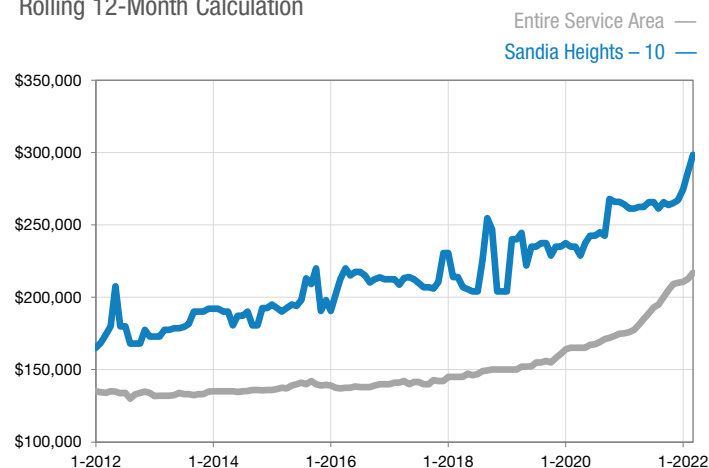
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.