Local Market Update for December 2020

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

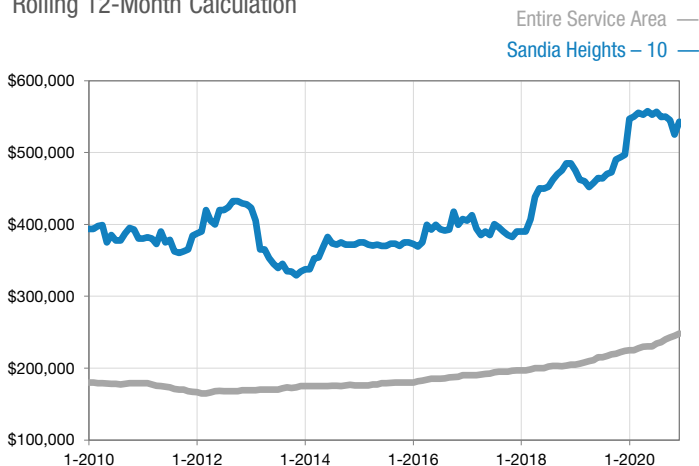| Key Metrics	December 2019	December 2020	Percent Change	Year to Date Thru 12-2019	Year to Date Thru 12-2020	Percent Change
New Listings	7	4	- 42.9%	152	115	- 24.3%
Pending Sales	9	5	- 44.4%	106	108	+ 1.9%
Closed Sales	10	13	+ 30.0%	106	106	0.0%
Days on Market Until Sale	36	35	- 2.8%	43	41	- 4.7%
Median Sales Price*	$552,846	$598,264	+ 8.2%	$497,000	$542,500	+ 9.2%
Average Sales Price*	$543,919	$623,564	+ 14.6%	$568,688	$538,182	- 5.4%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	97.8%	97.9%	+ 0.1%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--

* 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	December 2019	December 2020	Percent Change	Year to Date Thru 12-2019	Year to Date Thru 12-2020	Percent Change
New Listings	2	2	0.0%	13	13	0.0%
Pending Sales	1	3	+ 200.0%	12	10	- 16.7%
Closed Sales	0	0	0.0%	11	7	- 36.4%
Days on Market Until Sale	--	--	--	44	21	- 52.3%
Median Sales Price*	--	--	--	$235,000	$265,900	+ 13.1%
Average Sales Price*	--	--	--	$246,718	$277,914	+ 12.6%
Percent of List Price Received*	--	--	--	97.5%	99.8%	+ 2.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

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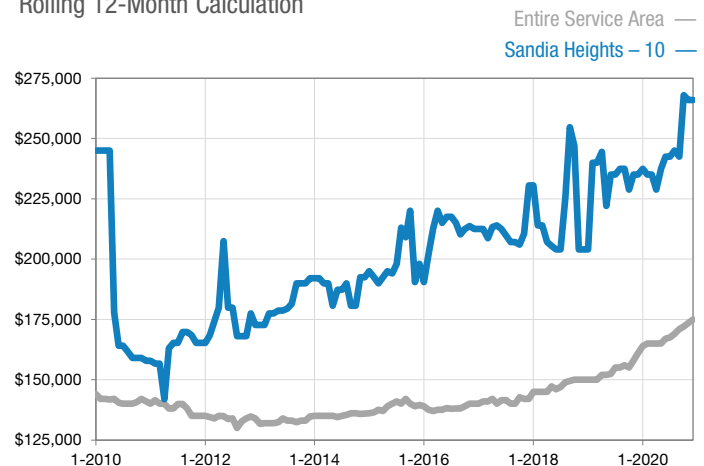
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.