

Local Market Update for September 2018

This is 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		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	8	9	+ 12.5%	113	109	- 3.5%
Pending Sales	6	3	- 50.0%	74	70	- 5.4%
Closed Sales	5	8	+ 60.0%	72	71	- 1.4%
Days on Market Until Sale	28	34	+ 21.4%	53	45	- 15.1%
Median Sales Price*	\$312,000	\$482,500	+ 54.6%	\$387,450	\$480,000	+ 23.9%
Average Sales Price*	\$382,300	\$537,813	+ 40.7%	\$443,714	\$495,056	+ 11.6%
Percent of List Price Received*	97.6%	97.7%	+ 0.1%	97.2%	97.5%	+ 0.3%
Inventory of Homes for Sale	33	31	- 6.1%	--	--	--
Months Supply of Inventory	4.4	4.6	+ 4.5%	--	--	--

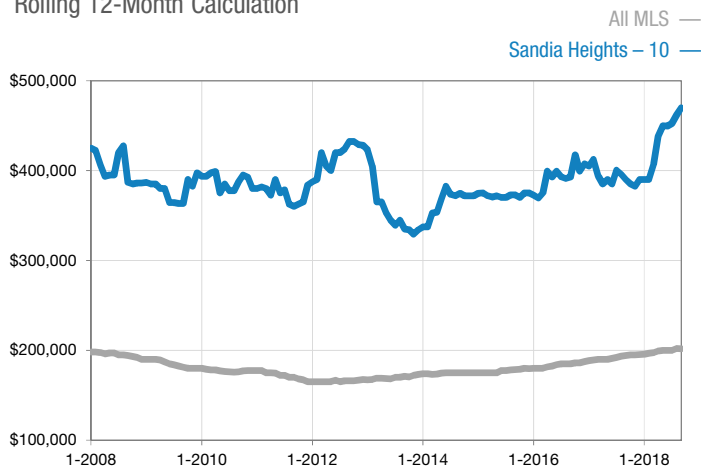
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	1	3	+ 200.0%	9	14	+ 55.6%
Pending Sales	0	3	--	6	6	0.0%
Closed Sales	1	1	0.0%	6	4	- 33.3%
Days on Market Until Sale	17	0	- 100.0%	19	26	+ 36.8%
Median Sales Price*	\$200,000	\$262,500	+ 31.3%	\$210,500	\$233,250	+ 10.8%
Average Sales Price*	\$200,000	\$262,500	+ 31.3%	\$259,667	\$217,125	- 16.4%
Percent of List Price Received*	95.3%	100.0%	+ 4.9%	97.5%	97.6%	+ 0.1%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.9	2.8	+ 211.1%	--	--	--

* 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.

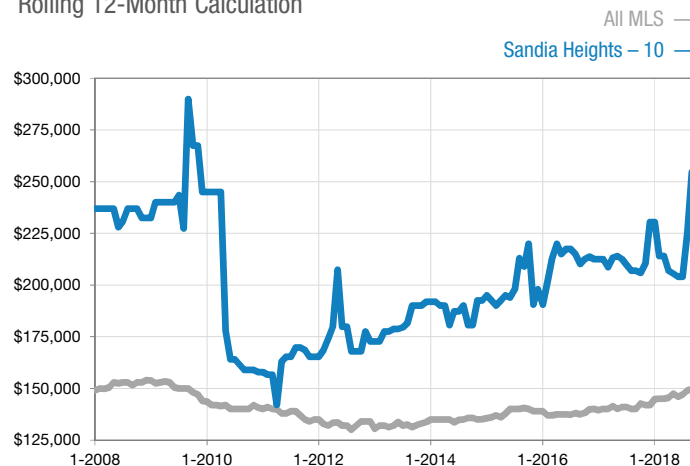
Median Sales Price - Single-Family Detached

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.