

Local Market Update for October 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	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	5	10	+ 100.0%	118	119	+ 0.8%
Pending Sales	5	6	+ 20.0%	79	76	- 3.8%
Closed Sales	10	3	- 70.0%	82	74	- 9.8%
Days on Market Until Sale	35	56	+ 60.0%	51	45	- 11.8%
Median Sales Price*	\$334,500	\$450,000	+ 34.5%	\$383,750	\$474,875	+ 23.7%
Average Sales Price*	\$402,800	\$405,000	+ 0.5%	\$438,724	\$491,405	+ 12.0%
Percent of List Price Received*	96.3%	97.6%	+ 1.3%	97.1%	97.5%	+ 0.4%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	3.9	5.0	+ 28.2%	--	--	--

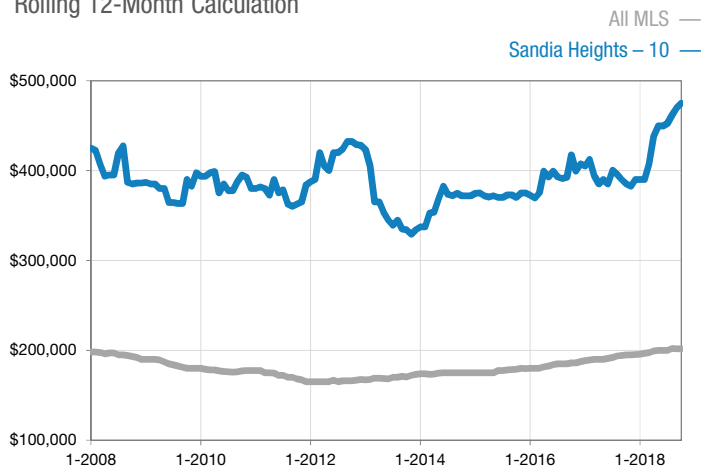
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	3	2	- 33.3%	12	16	+ 33.3%
Pending Sales	2	2	0.0%	8	8	0.0%
Closed Sales	0	3	--	6	7	+ 16.7%
Days on Market Until Sale	--	20	--	19	23	+ 21.1%
Median Sales Price*	--	\$204,000	--	\$210,500	\$204,000	- 3.1%
Average Sales Price*	--	\$237,550	--	\$259,667	\$225,879	- 13.0%
Percent of List Price Received*	--	94.8%	--	97.5%	96.4%	- 1.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--

* 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.

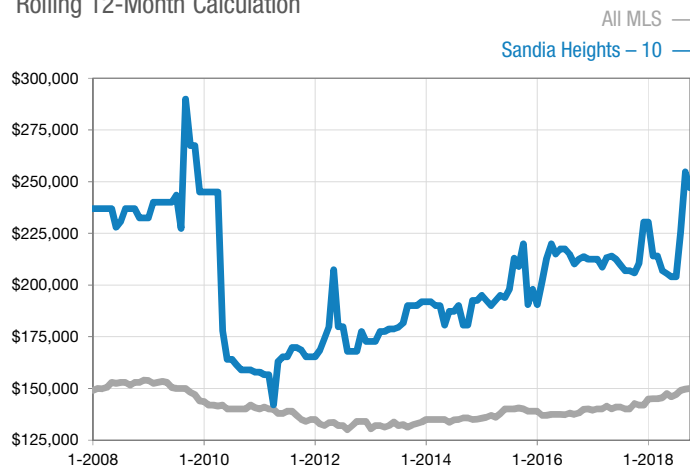
Median Sales Price - Single-Family Detached

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.