

Local Market Update for December 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	3	10	+ 233.3%	127	139	+ 9.4%
Pending Sales	4	5	+ 25.0%	85	90	+ 5.9%
Closed Sales	3	8	+ 166.7%	87	87	0.0%
Days on Market Until Sale	180	95	- 47.2%	55	49	- 10.9%
Median Sales Price*	\$668,000	\$640,000	- 4.2%	\$389,900	\$485,000	+ 24.4%
Average Sales Price*	\$681,000	\$653,750	- 4.0%	\$444,338	\$509,931	+ 14.8%
Percent of List Price Received*	96.2%	95.0%	- 1.2%	97.0%	97.3%	+ 0.3%
Inventory of Homes for Sale	22	31	+ 40.9%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 32.3%	--	--	--

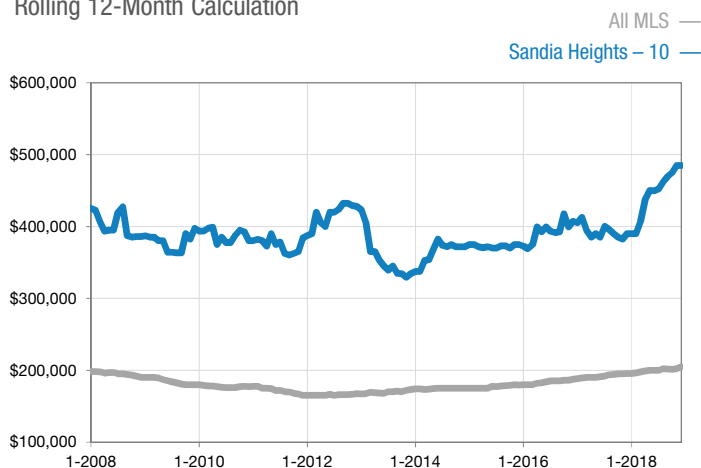
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	2	1	- 50.0%	15	18	+ 20.0%
Pending Sales	1	0	- 100.0%	9	9	0.0%
Closed Sales	0	2	--	8	10	+ 25.0%
Days on Market Until Sale	--	79	--	16	35	+ 118.8%
Median Sales Price*	--	\$218,500	--	\$230,500	\$204,000	- 11.5%
Average Sales Price*	--	\$218,500	--	\$260,000	\$215,815	- 17.0%
Percent of List Price Received*	--	89.5%	--	97.3%	95.1%	- 2.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

* 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.

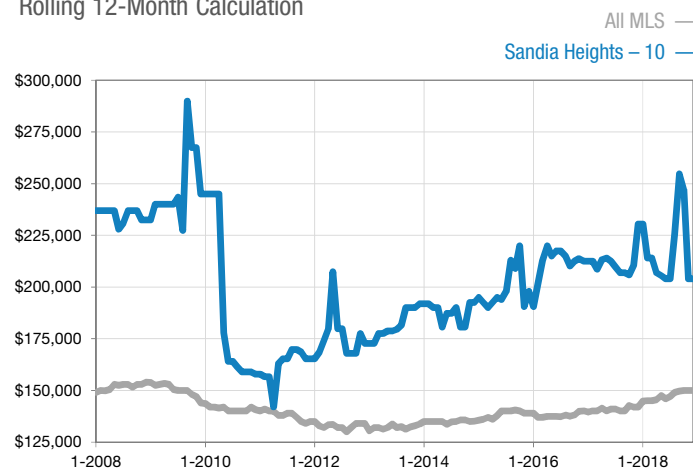
Median Sales Price - Single-Family Detached

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.