

# Local Market Update for August 2019

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          | August    |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2018      | 2019      | Percent Change | Thru 8-2018  | Thru 8-2019 | Percent Change |
| New Listings                    | 9         | 15        | + 66.7%        | 100          | 109         | + 9.0%         |
| Pending Sales                   | 8         | 10        | + 25.0%        | 67           | 77          | + 14.9%        |
| Closed Sales                    | 9         | 6         | - 33.3%        | 63           | 76          | + 20.6%        |
| Days on Market Until Sale       | 52        | 20        | - 61.5%        | 46           | 46          | 0.0%           |
| Median Sales Price*             | \$492,500 | \$616,500 | + 25.2%        | \$480,000    | \$460,709   | - 4.0%         |
| Average Sales Price*            | \$496,383 | \$659,333 | + 32.8%        | \$489,627    | \$534,763   | + 9.2%         |
| Percent of List Price Received* | 96.6%     | 98.4%     | + 1.9%         | 97.4%        | 97.6%       | + 0.2%         |
| Inventory of Homes for Sale     | 28        | 28        | 0.0%           | --           | --          | --             |
| Months Supply of Inventory      | 4.0       | 3.4       | - 15.0%        | --           | --          | --             |

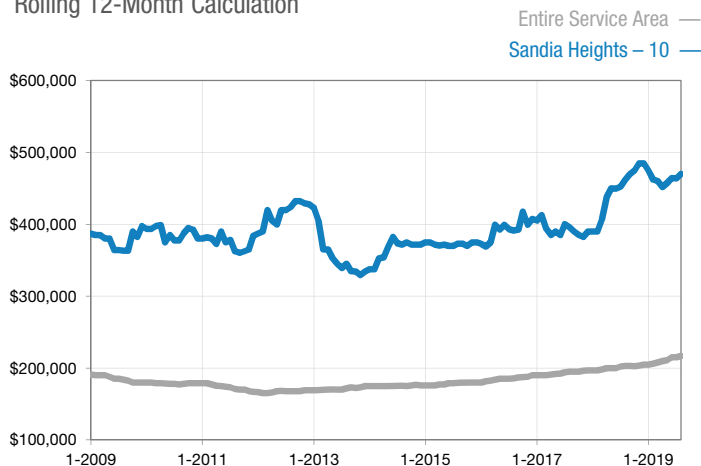
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August |           |                | Year to Date |             |                |
|---------------------------------|--------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2018   | 2019      | Percent Change | Thru 8-2018  | Thru 8-2019 | Percent Change |
| New Listings                    | 6      | 0         | - 100.0%       | 11           | 9           | - 18.2%        |
| Pending Sales                   | 1      | 1         | 0.0%           | 3            | 8           | + 166.7%       |
| Closed Sales                    | 0      | 1         | --             | 3            | 7           | + 133.3%       |
| Days on Market Until Sale       | --     | 27        | --             | 35           | 44          | + 25.7%        |
| Median Sales Price*             | --     | \$315,000 | --             | \$204,000    | \$240,000   | + 17.6%        |
| Average Sales Price*            | --     | \$315,000 | --             | \$202,000    | \$244,986   | + 21.3%        |
| Percent of List Price Received* | --     | 96.9%     | --             | 96.7%        | 98.1%       | + 1.4%         |
| Inventory of Homes for Sale     | 7      | 2         | - 71.4%        | --           | --          | --             |
| Months Supply of Inventory      | 4.7    | 1.3       | - 72.3%        | --           | --          | --             |

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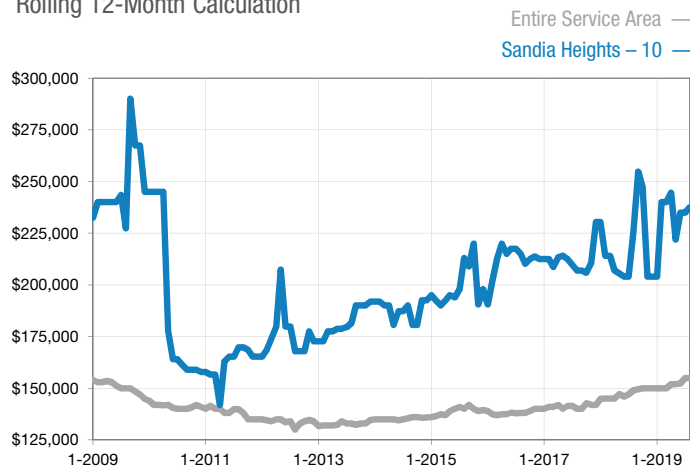
### Median Sales Price - Single-Family Detached

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.