

Local Market Update for May 2020

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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	15	10	- 33.3%	70	43	- 38.6%
Pending Sales	6	8	+ 33.3%	55	34	- 38.2%
Closed Sales	17	4	- 76.5%	53	32	- 39.6%
Days on Market Until Sale	68	51	- 25.0%	48	59	+ 22.9%
Median Sales Price*	\$490,000	\$566,250	+ 15.6%	\$450,000	\$550,000	+ 22.2%
Average Sales Price*	\$556,524	\$511,430	- 8.1%	\$514,643	\$550,023	+ 6.9%
Percent of List Price Received*	98.1%	92.8%	- 5.4%	97.7%	96.7%	- 1.0%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--

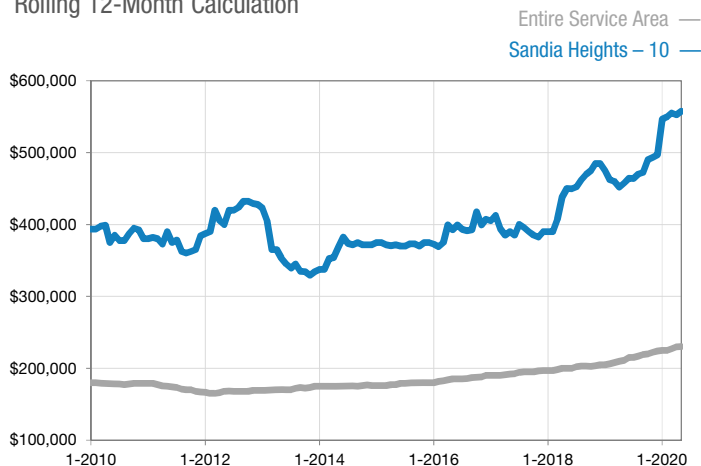
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	1	1	0.0%	4	2	- 50.0%
Pending Sales	0	1	--	5	2	- 60.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	86	--	--	56	18	- 67.9%
Median Sales Price*	\$195,450	--	--	\$240,000	\$252,950	+ 5.4%
Average Sales Price*	\$195,450	--	--	\$232,980	\$252,950	+ 8.6%
Percent of List Price Received*	98.0%	--	--	97.9%	97.5%	- 0.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

* 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.

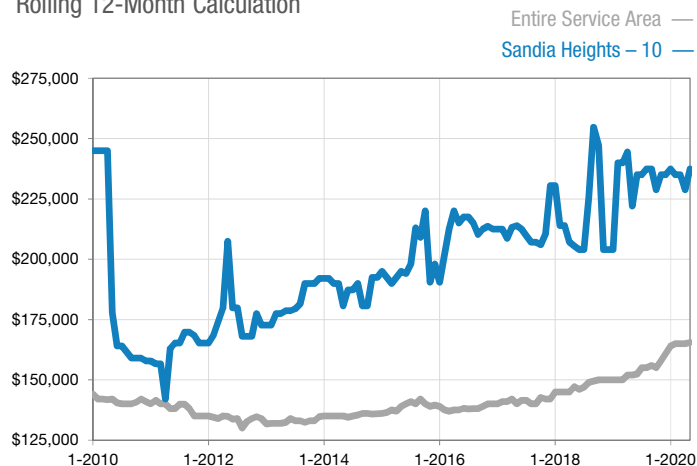
Median Sales Price - Single-Family Detached

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.