

Local Market Update for August 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	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	15	10	- 33.3%	109	81	- 25.7%
Pending Sales	8	10	+ 25.0%	75	69	- 8.0%
Closed Sales	6	8	+ 33.3%	76	60	- 21.1%
Days on Market Until Sale	20	17	- 15.0%	46	46	0.0%
Median Sales Price*	\$616,500	\$433,000	- 29.8%	\$460,709	\$477,500	+ 3.6%
Average Sales Price*	\$659,333	\$477,625	- 27.6%	\$534,763	\$523,389	- 2.1%
Percent of List Price Received*	98.4%	100.0%	+ 1.6%	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	32	21	- 34.4%	--	--	--
Months Supply of Inventory	3.9	2.5	- 35.9%	--	--	--

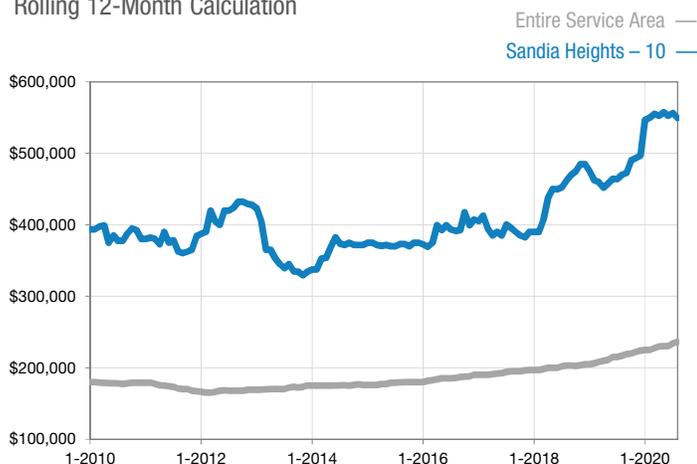
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	9	4	- 55.6%
Pending Sales	0	0	0.0%	7	4	- 42.9%
Closed Sales	1	2	+ 100.0%	7	5	- 28.6%
Days on Market Until Sale	27	18	- 33.3%	44	29	- 34.1%
Median Sales Price*	\$315,000	\$327,500	+ 4.0%	\$240,000	\$265,900	+ 10.8%
Average Sales Price*	\$315,000	\$327,500	+ 4.0%	\$244,986	\$281,180	+ 14.8%
Percent of List Price Received*	96.9%	100.7%	+ 3.9%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--

* 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.

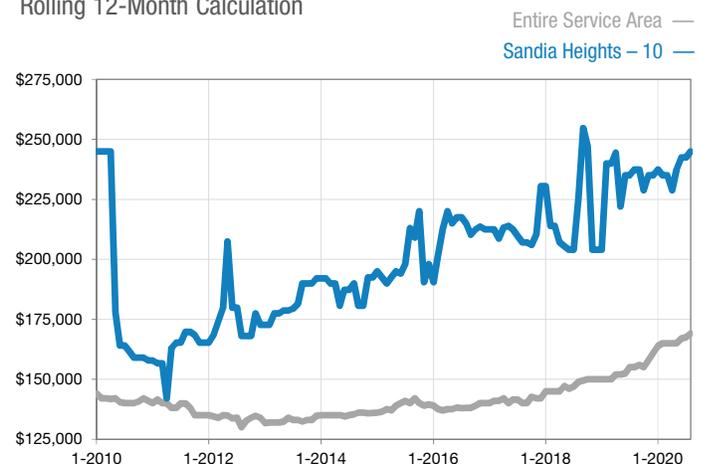
Median Sales Price - Single-Family Detached

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.