

# Local Market Update for September 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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	16	13	- 18.8%	125	94	- 24.8%
Pending Sales	8	15	+ 87.5%	83	82	- 1.2%
Closed Sales	6	13	+ 116.7%	82	73	- 11.0%
Days on Market Until Sale	27	41	+ 51.9%	45	45	0.0%
Median Sales Price*	\$586,500	<b>\$553,000</b>	- 5.7%	\$462,709	<b>\$496,000</b>	+ 7.2%
Average Sales Price*	\$684,583	<b>\$588,392</b>	- 14.1%	\$545,725	<b>\$534,965</b>	- 2.0%
Percent of List Price Received*	99.1%	<b>99.0%</b>	- 0.1%	97.7%	<b>98.1%</b>	+ 0.4%
Inventory of Homes for Sale	36	18	- 50.0%	--	--	--
Months Supply of Inventory	4.2	2.1	- 50.0%	--	--	--

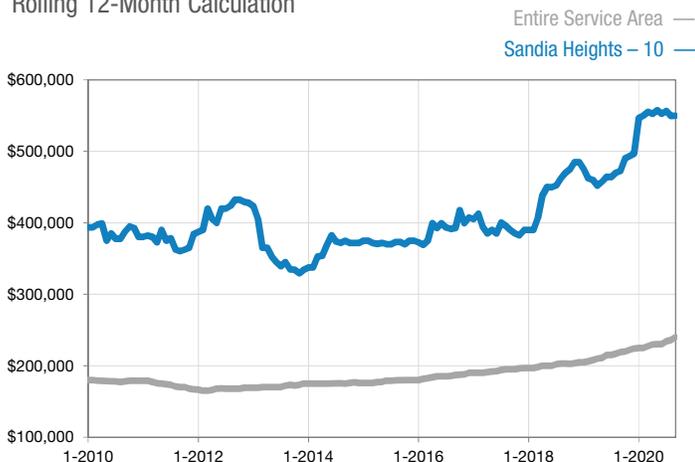
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	11	5	- 54.5%
Pending Sales	4	1	- 75.0%	11	5	- 54.5%
Closed Sales	1	0	- 100.0%	8	5	- 37.5%
Days on Market Until Sale	0	--	--	39	29	- 25.6%
Median Sales Price*	\$374,000	--	--	\$244,500	<b>\$265,900</b>	+ 8.8%
Average Sales Price*	\$374,000	--	--	\$261,113	<b>\$281,180</b>	+ 7.7%
Percent of List Price Received*	100.0%	--	--	98.3%	<b>98.9%</b>	+ 0.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

\* 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.

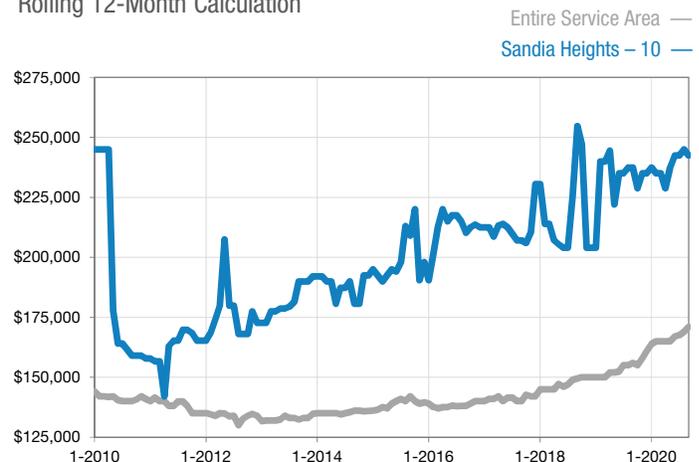
### Median Sales Price - Single-Family Detached

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.