

Local Market Update for July 2022

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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	12	10	- 16.7%	88	67	- 23.9%
Pending Sales	9	5	- 44.4%	80	53	- 33.8%
Closed Sales	15	9	- 40.0%	78	52	- 33.3%
Days on Market Until Sale	13	7	- 46.2%	28	11	- 60.7%
Median Sales Price*	\$515,000	\$703,000	+ 36.5%	\$613,050	\$660,000	+ 7.7%
Average Sales Price*	\$613,217	\$741,556	+ 20.9%	\$629,616	\$717,907	+ 14.0%
Percent of List Price Received*	103.6%	102.6%	- 1.0%	100.8%	102.6%	+ 1.8%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

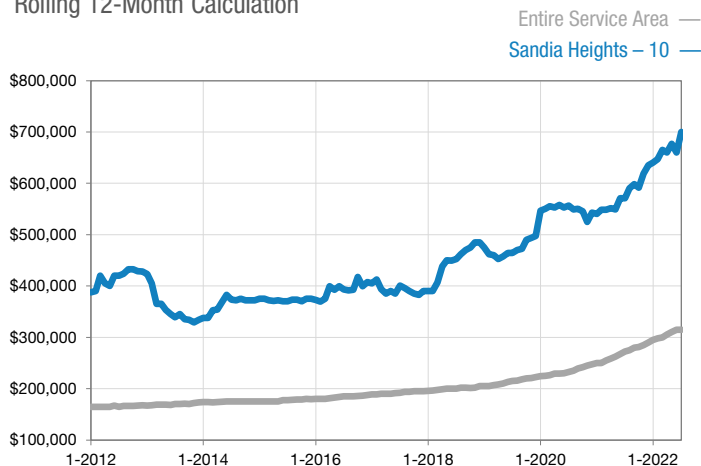
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	1	--	3	3	0.0%
Pending Sales	0	1	--	4	3	- 25.0%
Closed Sales	0	0	0.0%	8	2	- 75.0%
Days on Market Until Sale	--	--	--	28	2	- 92.9%
Median Sales Price*	--	--	--	\$253,450	\$354,000	+ 39.7%
Average Sales Price*	--	--	--	\$273,988	\$354,000	+ 29.2%
Percent of List Price Received*	--	--	--	99.4%	109.2%	+ 9.9%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

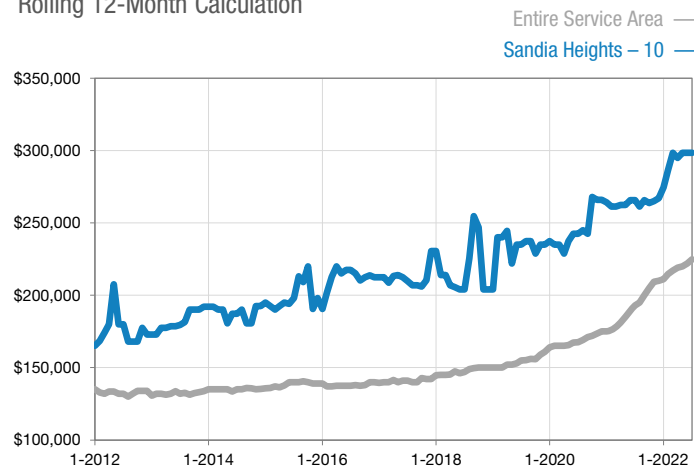
Median Sales Price - Single-Family Detached

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.