

Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	7	9	+ 28.6%	95	77	- 18.9%
Pending Sales	5	9	+ 80.0%	85	62	- 27.1%
Closed Sales	9	5	- 44.4%	87	57	- 34.5%
Days on Market Until Sale	16	20	+ 25.0%	27	12	- 55.6%
Median Sales Price*	\$775,000	\$670,000	- 13.5%	\$625,000	\$660,000	+ 5.6%
Average Sales Price*	\$766,357	\$729,950	- 4.8%	\$643,762	\$718,963	+ 11.7%
Percent of List Price Received*	100.1%	98.0%	- 2.1%	100.8%	102.2%	+ 1.4%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

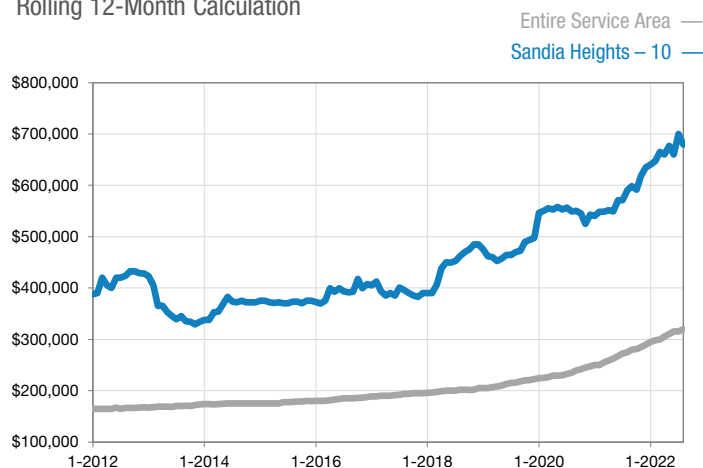
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	4	0	- 100.0%	7	3	- 57.1%
Pending Sales	1	0	- 100.0%	5	3	- 40.0%
Closed Sales	0	1	--	8	3	- 62.5%
Days on Market Until Sale	--	0	--	28	1	- 96.4%
Median Sales Price*	--	\$245,000	--	\$253,450	\$302,000	+ 19.2%
Average Sales Price*	--	\$245,000	--	\$273,988	\$317,667	+ 15.9%
Percent of List Price Received*	--	100.0%	--	99.4%	106.1%	+ 6.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.2	--	--	--	--	--

* 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.

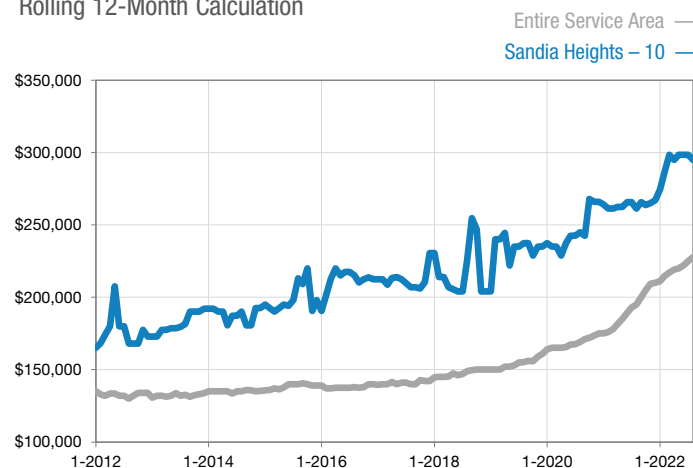
Median Sales Price - Single-Family Detached

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.