

Local Market Update for September 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	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	14	13	- 7.1%	109	90	- 17.4%
Pending Sales	9	5	- 44.4%	94	64	- 31.9%
Closed Sales	5	6	+ 20.0%	92	63	- 31.5%
Days on Market Until Sale	4	7	+ 75.0%	26	11	- 57.7%
Median Sales Price*	\$725,000	\$485,500	- 33.0%	\$630,000	\$660,000	+ 4.8%
Average Sales Price*	\$672,800	\$560,458	- 16.7%	\$645,340	\$703,868	+ 9.1%
Percent of List Price Received*	104.0%	100.7%	- 3.2%	100.9%	102.1%	+ 1.2%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	1.3	2.7	+ 107.7%	--	--	--

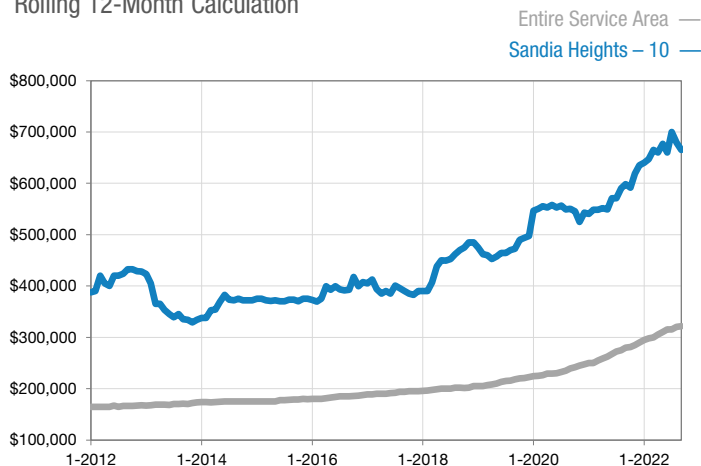
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	2	0	- 100.0%	9	3	- 66.7%
Pending Sales	4	0	- 100.0%	9	3	- 66.7%
Closed Sales	2	0	- 100.0%	10	3	- 70.0%
Days on Market Until Sale	8	--	--	24	1	- 95.8%
Median Sales Price*	\$361,250	--	--	\$264,450	\$302,000	+ 14.2%
Average Sales Price*	\$361,250	--	--	\$291,440	\$317,667	+ 9.0%
Percent of List Price Received*	98.3%	--	--	99.2%	106.1%	+ 7.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

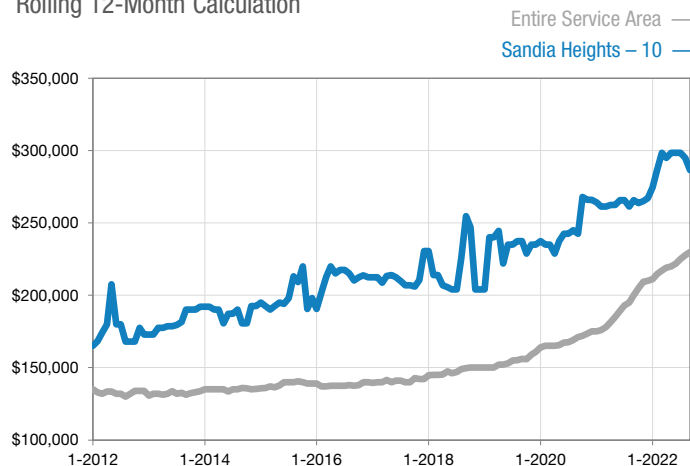
Median Sales Price - Single-Family Detached

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.