Local Market Update for October 2022

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

Sandia Heights – 10

North & South ZA: A23, B23, C23, D23 (East of Tennyson St NE, South of Sandoval County)

Single-Family Detached

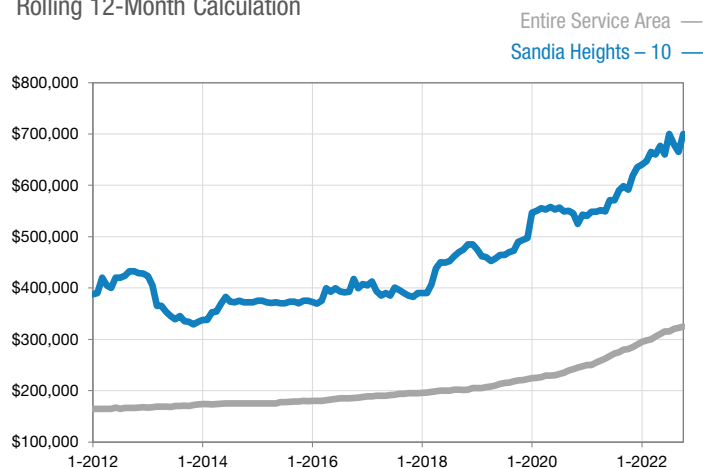| Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	8	8	0.0%	117	98	- 16.2%
Pending Sales	11	9	- 18.2%	105	71	- 32.4%
Closed Sales	5	4	- 20.0%	97	67	- 30.9%
Days on Market Until Sale	5	15	+ 200.0%	25	12	- 52.0%
Median Sales Price*	$475,000	$850,750	+ 79.1%	$615,000	$670,000	+ 8.9%
Average Sales Price*	$483,000	$912,875	+ 89.0%	$636,972	$716,346	+ 12.5%
Percent of List Price Received*	100.6%	101.7%	+ 1.1%	100.9%	102.1%	+ 1.2%
Inventory of Homes for Sale	7	19	+ 171.4%	--	--	--
Months Supply of Inventory	0.7	2.9	+ 314.3%	--	--	--

* 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.

Single-Family Attached

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	0	0	0.0%	9	3	- 66.7%
Pending Sales	0	0	0.0%	9	3	- 66.7%
Closed Sales	3	0	- 100.0%	13	3	- 76.9%
Days on Market Until Sale	15	--	--	22	1	- 95.5%
Median Sales Price*	$265,000	--	--	$265,000	$302,000	+ 14.0%
Average Sales Price*	$288,333	--	--	$290,723	$317,667	+ 9.3%
Percent of List Price Received*	100.7%	--	--	99.5%	106.1%	+ 6.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

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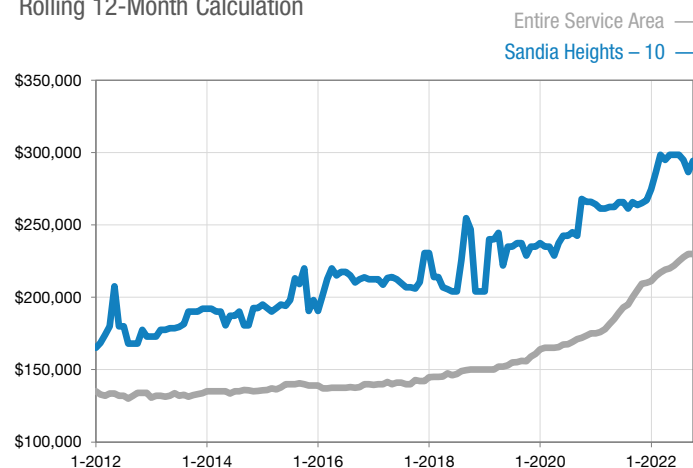
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Sandia Heights – 10 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Sandia Heights – 10 —

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.