

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	6	4	- 33.3%	125	104	- 16.8%
Pending Sales	5	6	+ 20.0%	114	83	- 27.2%
Closed Sales	7	8	+ 14.3%	119	80	- 32.8%
Days on Market Until Sale	45	64	+ 42.2%	25	17	- 32.0%
Median Sales Price*	\$773,368	\$737,500	- 4.6%	\$635,000	\$700,000	+ 10.2%
Average Sales Price*	\$726,638	\$785,250	+ 8.1%	\$650,282	\$725,727	+ 11.6%
Percent of List Price Received*	98.1%	99.3%	+ 1.2%	101.0%	101.7%	+ 0.7%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

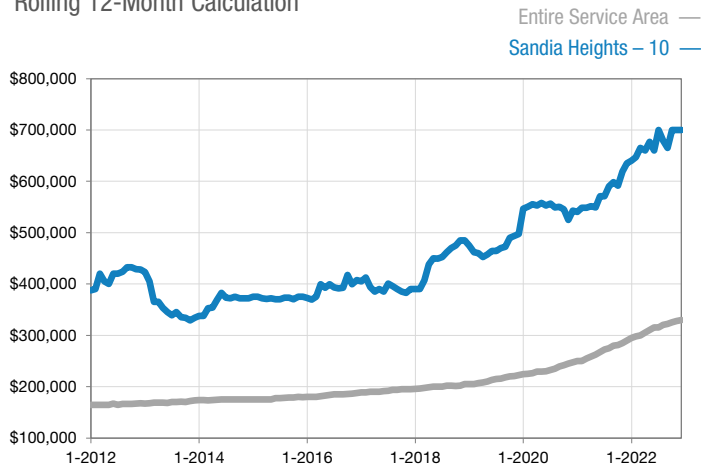
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	2	--	9	6	- 33.3%
Pending Sales	0	2	--	10	6	- 40.0%
Closed Sales	1	2	+ 100.0%	14	5	- 64.3%
Days on Market Until Sale	33	1	- 97.0%	23	1	- 95.7%
Median Sales Price*	\$286,600	\$312,500	+ 9.0%	\$267,000	\$302,000	+ 13.1%
Average Sales Price*	\$286,600	\$312,500	+ 9.0%	\$290,429	\$315,600	+ 8.7%
Percent of List Price Received*	102.4%	100.9%	- 1.5%	99.7%	104.0%	+ 4.3%
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.

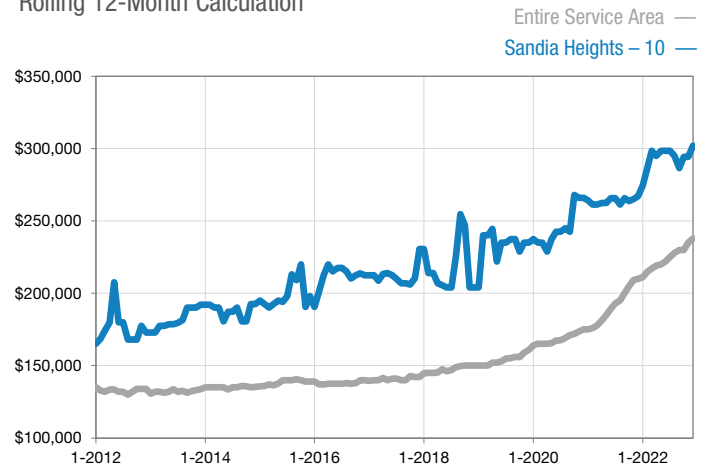
Median Sales Price - Single-Family Detached

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.