

Local Market Update for September 2016

This is 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	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	16	9	- 43.8%	126	102	- 19.0%
Pending Sales	3	4	+ 33.3%	66	62	- 6.1%
Closed Sales	5	8	+ 60.0%	63	68	+ 7.9%
Days on Market Until Sale	37	92	+ 148.6%	36	65	+ 80.6%
Median Sales Price*	\$405,000	\$677,345	+ 67.2%	\$385,000	\$417,500	+ 8.4%
Average Sales Price*	\$385,900	\$648,899	+ 68.2%	\$424,007	\$480,219	+ 13.3%
Percent of List Price Received*	98.8%	97.7%	- 1.1%	97.1%	97.7%	+ 0.6%
Inventory of Homes for Sale	41	35	- 14.6%	--	--	--
Months Supply of Inventory	6.0	4.9	- 18.3%	--	--	--

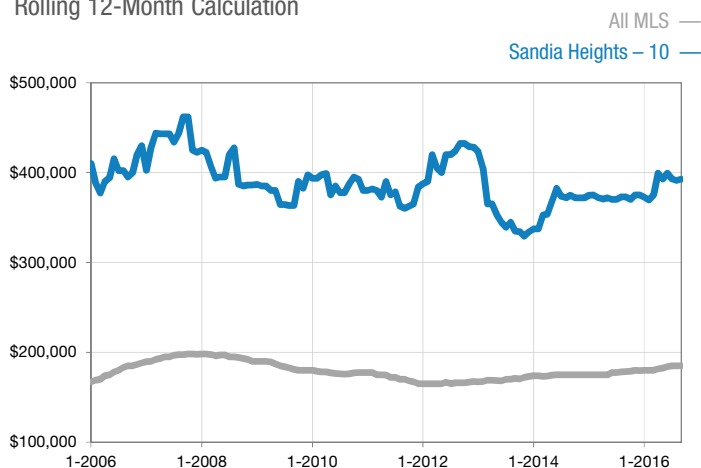
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	1	2	+ 100.0%	16	15	- 6.3%
Pending Sales	2	1	- 50.0%	8	9	+ 12.5%
Closed Sales	2	1	- 50.0%	9	8	- 11.1%
Days on Market Until Sale	48	26	- 45.8%	46	70	+ 52.2%
Median Sales Price*	\$220,500	\$180,000	- 18.4%	\$198,000	\$227,000	+ 14.6%
Average Sales Price*	\$220,500	\$180,000	- 18.4%	\$234,667	\$236,988	+ 1.0%
Percent of List Price Received*	96.1%	97.3%	+ 1.2%	95.9%	96.6%	+ 0.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 10.0%	--	--	--

* 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.

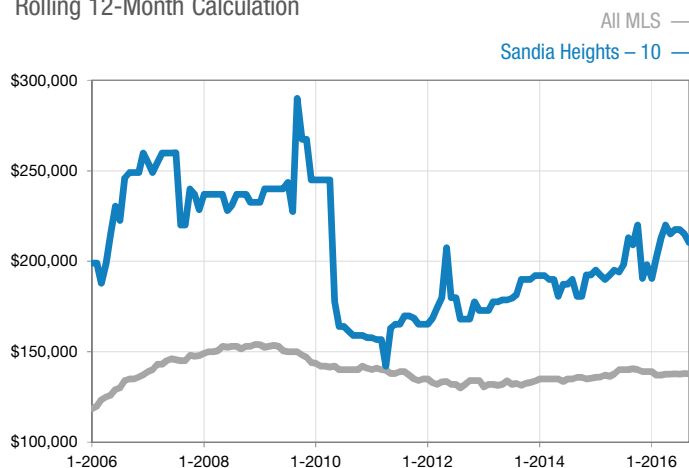
Median Sales Price - Single-Family Detached

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.