

Local Market Update for October 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	12	8	- 33.3%	138	110	- 20.3%
Pending Sales	7	7	0.0%	73	69	- 5.5%
Closed Sales	9	2	- 77.8%	72	70	- 2.8%
Days on Market Until Sale	79	18	- 77.2%	41	64	+ 56.1%
Median Sales Price*	\$300,888	\$507,500	+ 68.7%	\$375,000	\$427,500	+ 14.0%
Average Sales Price*	\$375,154	\$507,500	+ 35.3%	\$417,901	\$480,998	+ 15.1%
Percent of List Price Received*	97.4%	99.1%	+ 1.7%	97.1%	97.7%	+ 0.6%
Inventory of Homes for Sale	41	30	- 26.8%	--	--	--
Months Supply of Inventory	6.2	4.2	- 32.3%	--	--	--

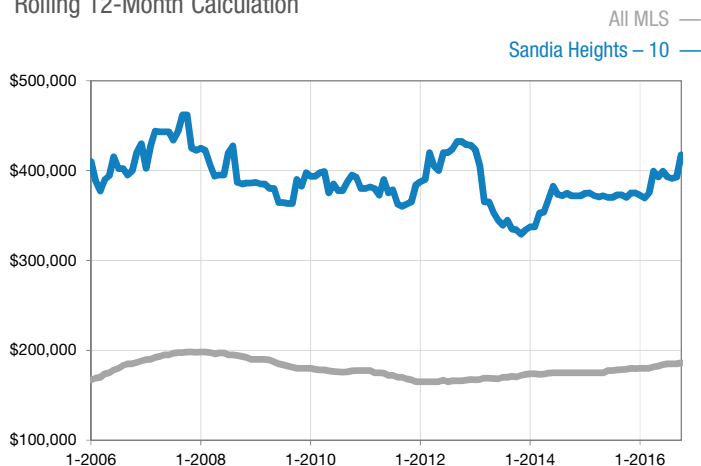
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	1	0	- 100.0%	17	15	- 11.8%
Pending Sales	2	1	- 50.0%	10	10	0.0%
Closed Sales	0	1	--	9	9	0.0%
Days on Market Until Sale	--	25	--	46	65	+ 41.3%
Median Sales Price*	--	\$212,500	--	\$198,000	\$215,000	+ 8.6%
Average Sales Price*	--	\$212,500	--	\$234,667	\$234,267	- 0.2%
Percent of List Price Received*	--	97.7%	--	95.9%	96.8%	+ 0.9%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	2.2	4.0	+ 81.8%	--	--	--

* 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.

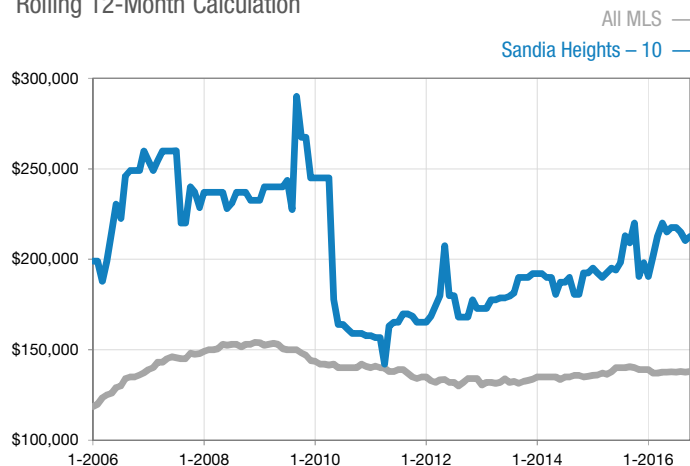
Median Sales Price - Single-Family Detached

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.