

# Local Market Update for November 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	8	10	+ 25.0%	146	120	- 17.8%
Pending Sales	12	5	- 58.3%	85	74	- 12.9%
Closed Sales	3	7	+ 133.3%	75	77	+ 2.7%
Days on Market Until Sale	54	27	- 50.0%	42	61	+ 45.2%
Median Sales Price*	\$495,000	<b>\$385,000</b>	- 22.2%	\$375,000	<b>\$410,000</b>	+ 9.3%
Average Sales Price*	\$504,167	<b>\$403,414</b>	- 20.0%	\$421,351	<b>\$473,945</b>	+ 12.5%
Percent of List Price Received*	98.4%	<b>94.6%</b>	- 3.9%	97.2%	<b>97.4%</b>	+ 0.2%
Inventory of Homes for Sale	34	35	+ 2.9%	--	--	--
Months Supply of Inventory	4.7	5.4	+ 14.9%	--	--	--

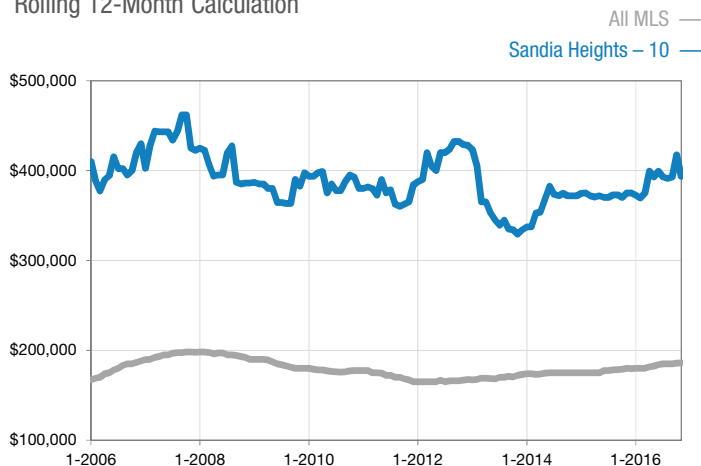
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	1	1	0.0%	18	16	- 11.1%
Pending Sales	0	1	--	10	11	+ 10.0%
Closed Sales	1	0	- 100.0%	10	9	- 10.0%
Days on Market Until Sale	8	--	--	43	65	+ 51.2%
Median Sales Price*	\$126,000	--	--	\$190,500	<b>\$215,000</b>	+ 12.9%
Average Sales Price*	\$126,000	--	--	\$223,800	<b>\$234,267</b>	+ 4.7%
Percent of List Price Received*	97.0%	--	--	96.1%	<b>96.8%</b>	+ 0.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

\* 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.

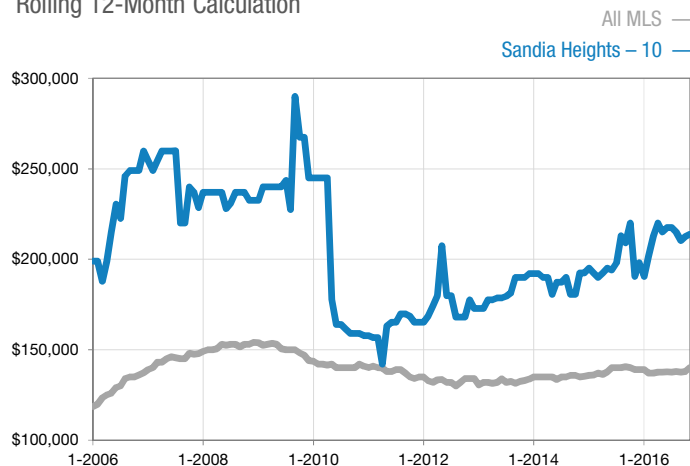
### Median Sales Price - Single-Family Detached

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.