

Local Market Update for December 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	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	5	7	+ 40.0%	151	127	- 15.9%
Pending Sales	4	5	+ 25.0%	89	79	- 11.2%
Closed Sales	7	5	- 28.6%	82	82	0.0%
Days on Market Until Sale	56	65	+ 16.1%	43	61	+ 41.9%
Median Sales Price*	\$368,500	\$331,500	- 10.0%	\$375,000	\$401,950	+ 7.2%
Average Sales Price*	\$397,214	\$409,300	+ 3.0%	\$419,291	\$470,003	+ 12.1%
Percent of List Price Received*	98.3%	93.3%	- 5.1%	97.3%	97.2%	- 0.1%
Inventory of Homes for Sale	28	29	+ 3.6%	--	--	--
Months Supply of Inventory	3.8	4.4	+ 15.8%	--	--	--

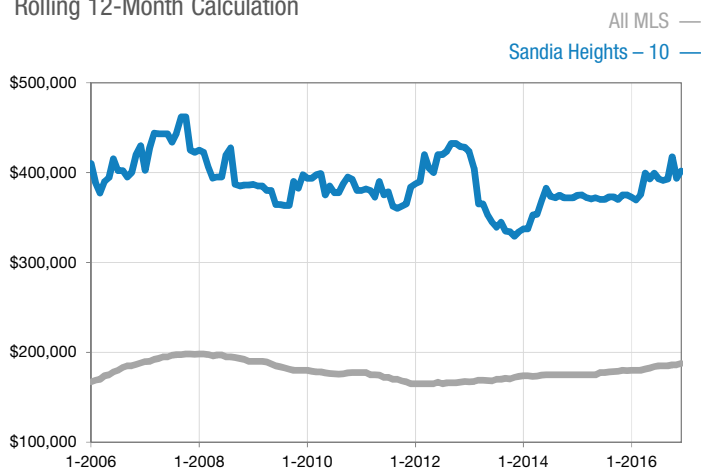
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	0	0	0.0%	18	16	- 11.1%
Pending Sales	0	0	0.0%	10	11	+ 10.0%
Closed Sales	1	2	+ 100.0%	11	11	0.0%
Days on Market Until Sale	54	61	+ 13.0%	44	64	+ 45.5%
Median Sales Price*	\$205,500	\$183,938	- 10.5%	\$198,000	\$212,500	+ 7.3%
Average Sales Price*	\$205,500	\$183,938	- 10.5%	\$222,136	\$225,116	+ 1.3%
Percent of List Price Received*	98.3%	90.4%	- 8.0%	96.3%	95.6%	- 0.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

* 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.

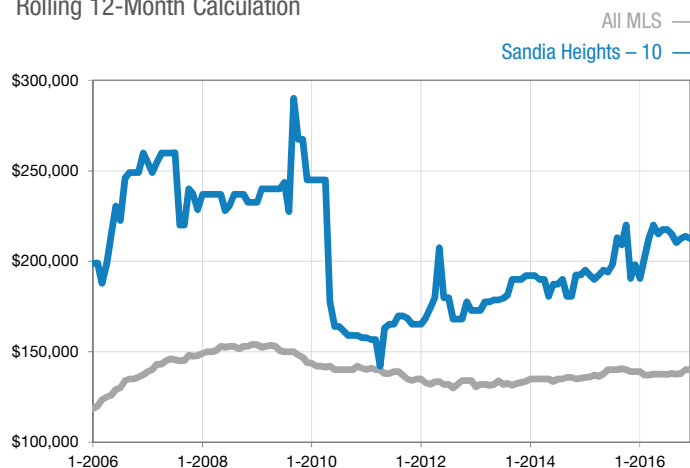
Median Sales Price - Single-Family Detached

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.