

Local Market Update for July 2020

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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	11	13	+ 18.2%	94	71	- 24.5%
Pending Sales	5	13	+ 160.0%	67	59	- 11.9%
Closed Sales	9	11	+ 22.2%	70	52	- 25.7%
Days on Market Until Sale	33	51	+ 54.5%	48	51	+ 6.3%
Median Sales Price*	\$497,000	\$475,000	- 4.4%	\$453,548	\$505,000	+ 11.3%
Average Sales Price*	\$484,167	\$533,107	+ 10.1%	\$524,085	\$530,430	+ 1.2%
Percent of List Price Received*	96.9%	99.2%	+ 2.4%	97.6%	97.5%	- 0.1%
Inventory of Homes for Sale	29	21	- 27.6%	--	--	--
Months Supply of Inventory	3.6	2.6	- 27.8%	--	--	--

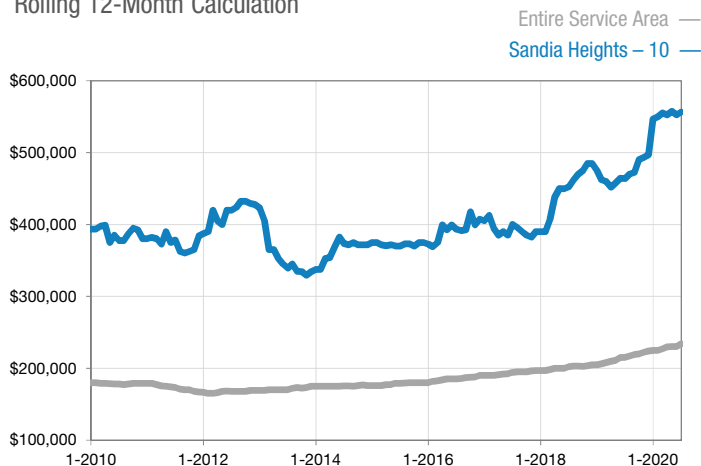
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	9	4	- 55.6%
Pending Sales	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	0	0	0.0%	6	3	- 50.0%
Days on Market Until Sale	--	--	--	47	36	- 23.4%
Median Sales Price*	--	--	--	\$237,500	\$245,000	+ 3.2%
Average Sales Price*	--	--	--	\$233,317	\$250,300	+ 7.3%
Percent of List Price Received*	--	--	--	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.6	0.6	- 76.9%	--	--	--

* 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.

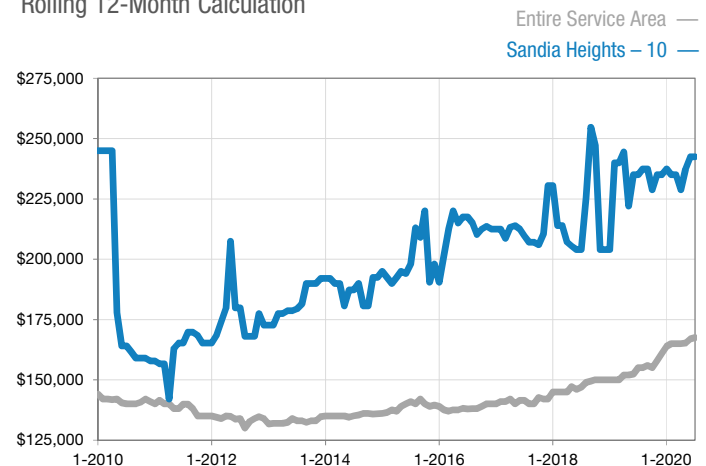
Median Sales Price - Single-Family Detached

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.