

# Local Market Update for October 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	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	11	11	0.0%	136	106	- 22.1%
Pending Sales	6	15	+ 150.0%	89	93	+ 4.5%
Closed Sales	8	11	+ 37.5%	90	84	- 6.7%
Days on Market Until Sale	42	33	- 21.4%	44	44	0.0%
Median Sales Price*	\$623,400	<b>\$530,500</b>	- 14.9%	\$472,450	<b>\$510,500</b>	+ 8.1%
Average Sales Price*	\$770,850	<b>\$541,364</b>	- 29.8%	\$565,736	<b>\$535,803</b>	- 5.3%
Percent of List Price Received*	97.6%	<b>96.7%</b>	- 0.9%	97.7%	<b>97.9%</b>	+ 0.2%
Inventory of Homes for Sale	37	19	- 48.6%	--	--	--
Months Supply of Inventory	4.3	2.1	- 51.2%	--	--	--

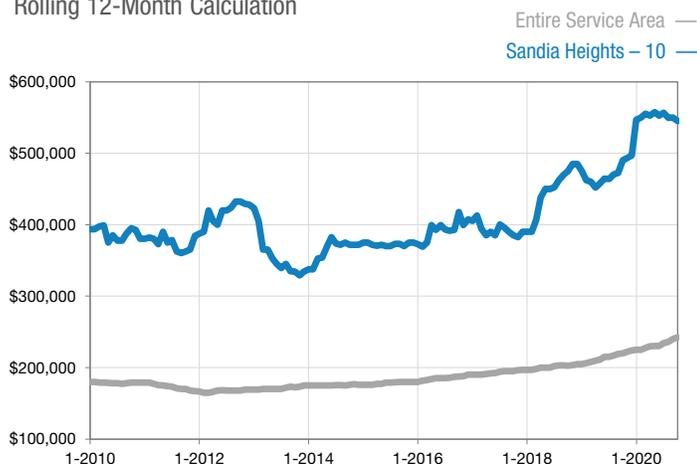
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	0	2	--	11	7	- 36.4%
Pending Sales	0	1	--	11	6	- 45.5%
Closed Sales	3	1	- 66.7%	11	6	- 45.5%
Days on Market Until Sale	59	0	- 100.0%	44	24	- 45.5%
Median Sales Price*	\$208,000	<b>\$277,000</b>	+ 33.2%	\$235,000	<b>\$267,950</b>	+ 14.0%
Average Sales Price*	\$208,333	<b>\$277,000</b>	+ 33.0%	\$246,718	<b>\$280,483</b>	+ 13.7%
Percent of List Price Received*	95.2%	<b>108.6%</b>	+ 14.1%	97.5%	<b>100.5%</b>	+ 3.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

\* 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.

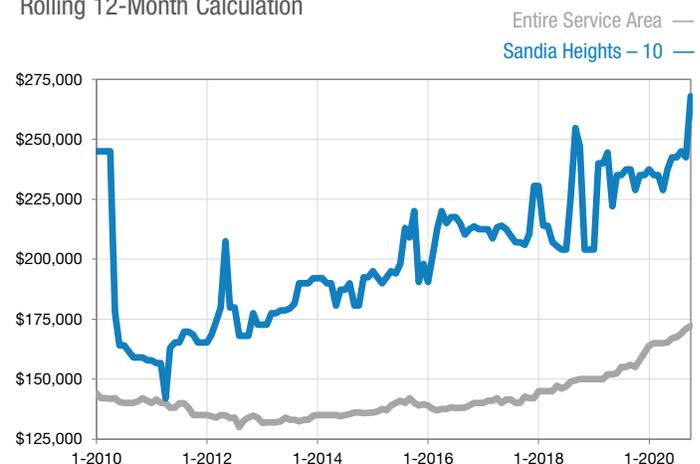
### Median Sales Price - Single-Family Detached

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.