

Local Market Update for June 2024

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	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	12	11	- 8.3%	57	59	+ 3.5%
Pending Sales	8	10	+ 25.0%	42	55	+ 31.0%
Closed Sales	5	13	+ 160.0%	42	43	+ 2.4%
Days on Market Until Sale	9	32	+ 255.6%	24	25	+ 4.2%
Median Sales Price*	\$465,000	\$681,879	+ 46.6%	\$677,000	\$652,726	- 3.6%
Average Sales Price*	\$532,000	\$789,106	+ 48.3%	\$778,973	\$735,833	- 5.5%
Percent of List Price Received*	100.6%	99.2%	- 1.4%	99.0%	100.2%	+ 1.2%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--

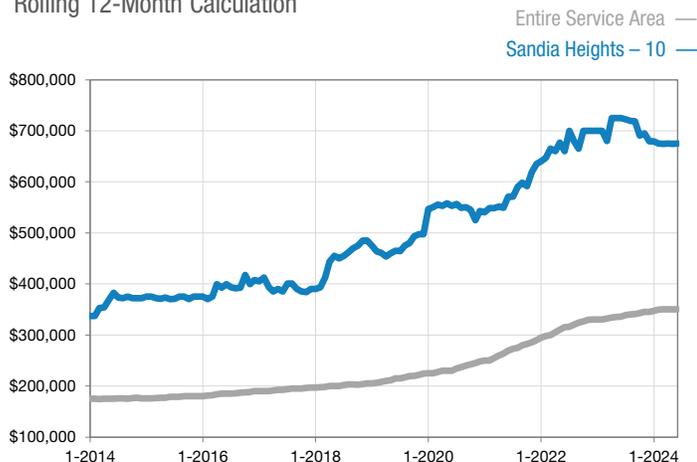
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	4	6	+ 50.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	1	3	+ 200.0%	4	6	+ 50.0%
Days on Market Until Sale	2	26	+ 1200.0%	4	25	+ 525.0%
Median Sales Price*	\$335,000	\$525,000	+ 56.7%	\$317,950	\$378,500	+ 19.0%
Average Sales Price*	\$335,000	\$468,333	+ 39.8%	\$363,975	\$422,000	+ 15.9%
Percent of List Price Received*	111.7%	98.8%	- 11.5%	110.6%	97.9%	- 11.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* 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.

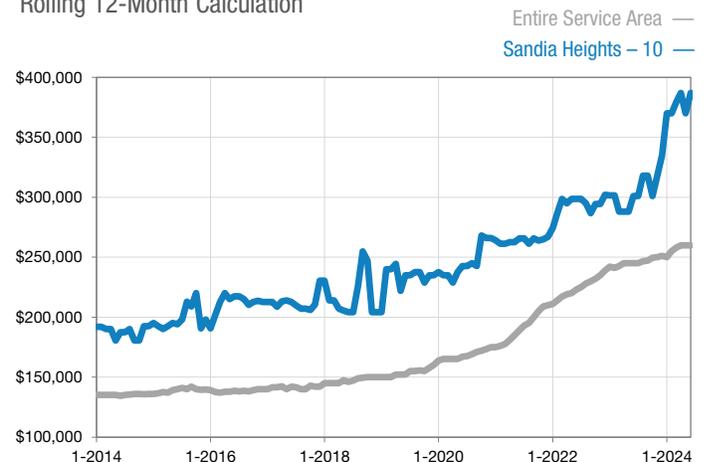
Median Sales Price - Single-Family Detached

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.