

Local Market Update for October 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	11	9	- 18.2%	95	91	- 4.2%
Pending Sales	7	10	+ 42.9%	72	86	+ 19.4%
Closed Sales	7	8	+ 14.3%	74	75	+ 1.4%
Days on Market Until Sale	25	58	+ 132.0%	24	31	+ 29.2%
Median Sales Price*	\$675,000	\$579,720	- 14.1%	\$679,500	\$677,000	- 0.4%
Average Sales Price*	\$667,707	\$581,520	- 12.9%	\$743,322	\$725,900	- 2.3%
Percent of List Price Received*	99.1%	98.0%	- 1.1%	98.9%	99.2%	+ 0.3%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--

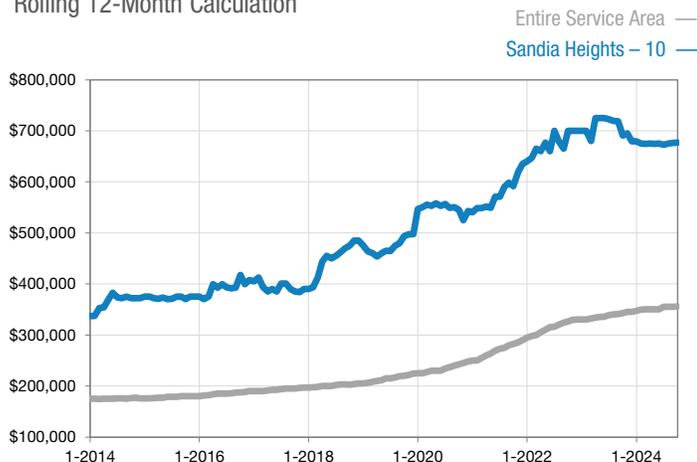
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	8	8	0.0%
Pending Sales	3	0	- 100.0%	6	6	0.0%
Closed Sales	1	1	0.0%	5	7	+ 40.0%
Days on Market Until Sale	122	5	- 95.9%	27	22	- 18.5%
Median Sales Price*	\$300,000	\$315,000	+ 5.0%	\$300,900	\$370,000	+ 23.0%
Average Sales Price*	\$300,000	\$315,000	+ 5.0%	\$351,180	\$406,714	+ 15.8%
Percent of List Price Received*	84.7%	99.4%	+ 17.4%	105.4%	98.1%	- 6.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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.

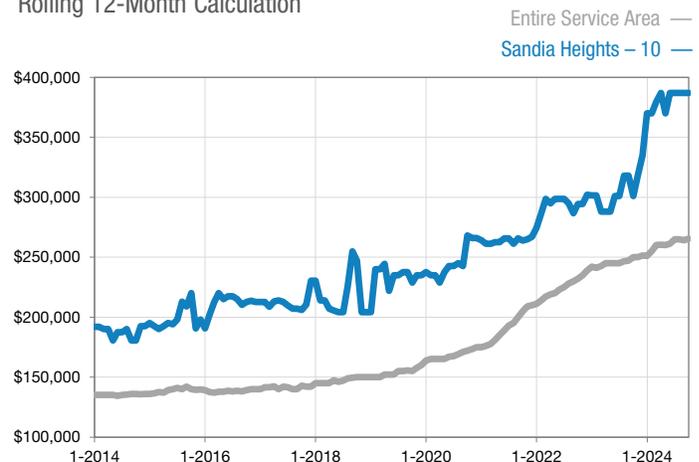
Median Sales Price - Single-Family Detached

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.