

Local Market Update for July 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	8	7	- 12.5%	65	66	+ 1.5%
Pending Sales	11	8	- 27.3%	53	63	+ 18.9%
Closed Sales	8	11	+ 37.5%	50	54	+ 8.0%
Days on Market Until Sale	35	43	+ 22.9%	26	29	+ 11.5%
Median Sales Price*	\$711,015	\$725,000	+ 2.0%	\$694,765	\$672,108	- 3.3%
Average Sales Price*	\$733,941	\$782,455	+ 6.6%	\$771,768	\$745,330	- 3.4%
Percent of List Price Received*	98.8%	97.4%	- 1.4%	99.0%	99.6%	+ 0.6%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--

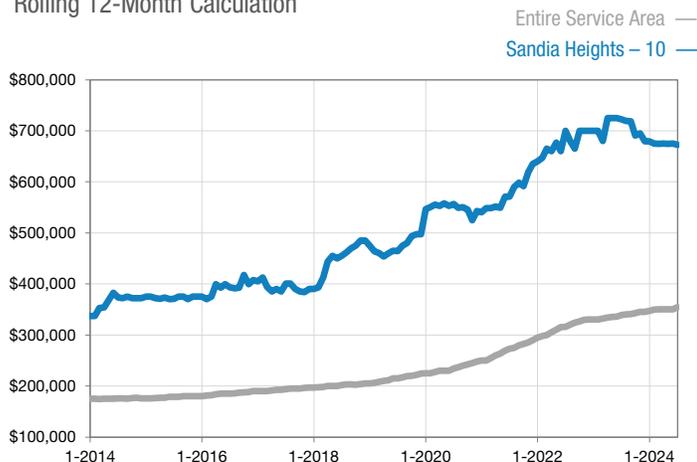
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	4	6	+ 50.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	0	0.0%	4	6	+ 50.0%
Days on Market Until Sale	--	--	--	4	25	+ 525.0%
Median Sales Price*	--	--	--	\$317,950	\$378,500	+ 19.0%
Average Sales Price*	--	--	--	\$363,975	\$422,000	+ 15.9%
Percent of List Price Received*	--	--	--	110.6%	97.9%	- 11.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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.

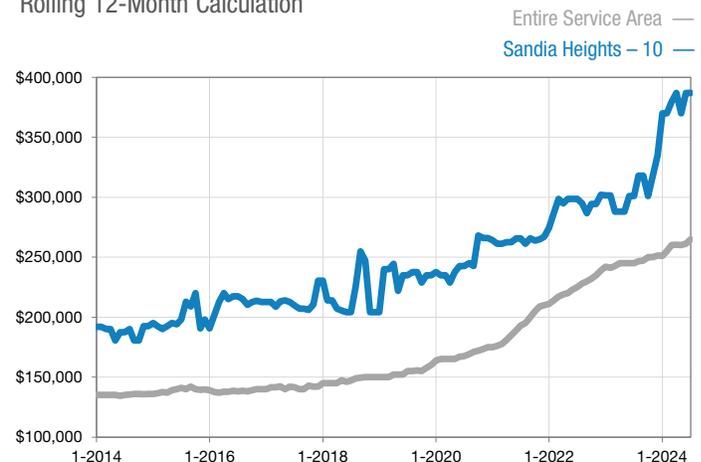
Median Sales Price - Single-Family Detached

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.