

# Local Market Update for November 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	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	8	7	- 12.5%	103	98	- 4.9%
Pending Sales	6	4	- 33.3%	78	90	+ 15.4%
Closed Sales	6	9	+ 50.0%	80	84	+ 5.0%
Days on Market Until Sale	36	15	- 58.3%	25	29	+ 16.0%
Median Sales Price*	\$840,500	<b>\$765,000</b>	- 9.0%	\$685,000	<b>\$679,440</b>	- 0.8%
Average Sales Price*	\$850,167	<b>\$754,644</b>	- 11.2%	\$751,336	<b>\$728,979</b>	- 3.0%
Percent of List Price Received*	97.3%	<b>99.0%</b>	+ 1.7%	98.8%	<b>99.1%</b>	+ 0.3%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

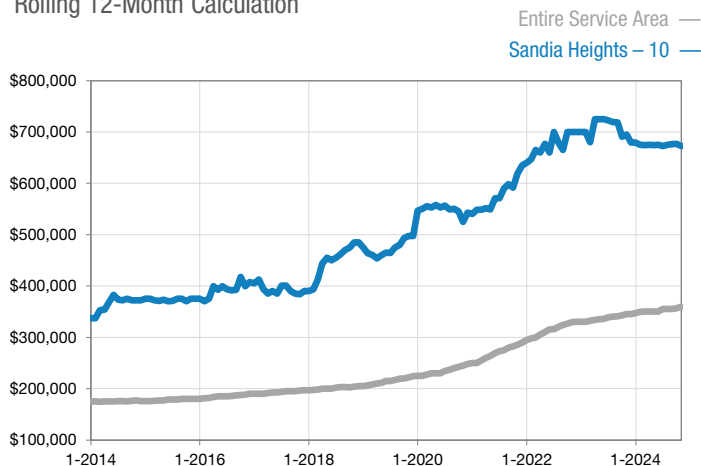
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	0	1	--	8	9	+ 12.5%
Pending Sales	0	1	--	6	7	+ 16.7%
Closed Sales	1	0	- 100.0%	6	7	+ 16.7%
Days on Market Until Sale	1	--	--	23	22	- 4.3%
Median Sales Price*	\$389,000	--	--	\$317,950	<b>\$370,000</b>	+ 16.4%
Average Sales Price*	\$389,000	--	--	\$357,483	<b>\$406,714</b>	+ 13.8%
Percent of List Price Received*	100.0%	--	--	104.5%	<b>98.1%</b>	- 6.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

\* 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.

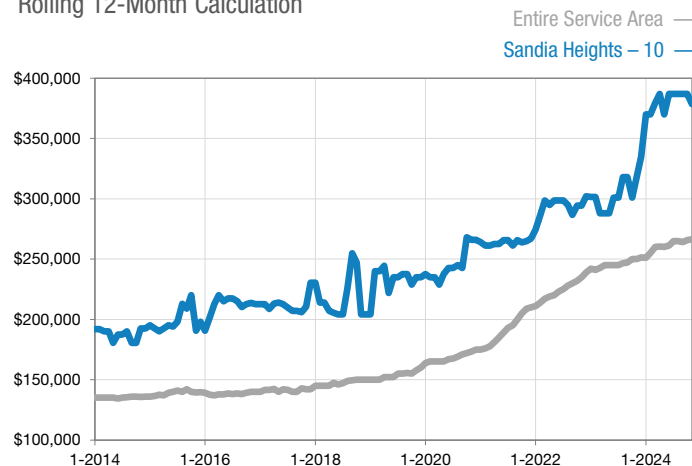
### Median Sales Price - Single-Family Detached

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.