

Local Market Update – March 2025

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)

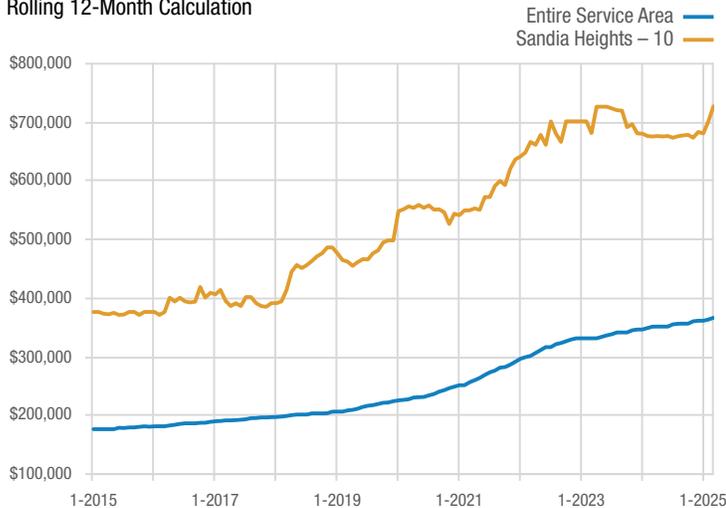
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	11	12	+ 9.1%	21	30	+ 42.9%
Pending Sales	12	11	- 8.3%	25	20	- 20.0%
Closed Sales	7	7	0.0%	15	16	+ 6.7%
Days on Market Until Sale	18	23	+ 27.8%	32	24	- 25.0%
Median Sales Price*	\$520,000	\$959,000	+ 84.4%	\$552,500	\$865,000	+ 56.6%
Average Sales Price*	\$526,745	\$866,879	+ 64.6%	\$676,696	\$848,362	+ 25.4%
Percent of List Price Received*	100.2%	99.0%	- 1.2%	99.8%	98.3%	- 1.5%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	2	+ 100.0%	2	5	+ 150.0%
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	0	1	—	1	5	+ 400.0%
Days on Market Until Sale	—	9	—	49	4	- 91.8%
Median Sales Price*	—	\$280,000	—	\$370,000	\$395,000	+ 6.8%
Average Sales Price*	—	\$280,000	—	\$370,000	\$389,160	+ 5.2%
Percent of List Price Received*	—	90.3%	—	92.7%	98.1%	+ 5.8%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

* 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.

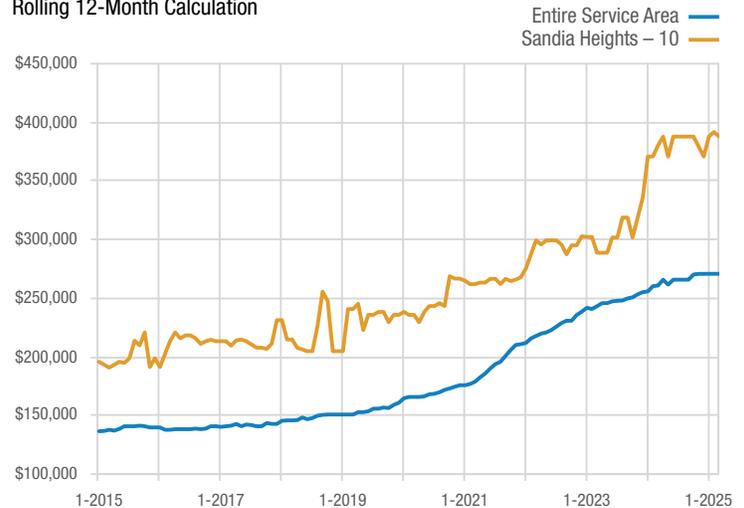
Median Sales Price - Single-Family Detached

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.

Current as of April 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.