

Local Market Update for February 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	7	7	0.0%	12	10	- 16.7%
Pending Sales	5	4	- 20.0%	11	13	+ 18.2%
Closed Sales	4	5	+ 25.0%	10	8	- 20.0%
Days on Market Until Sale	51	54	+ 5.9%	45	43	- 4.4%
Median Sales Price*	\$799,282	\$652,726	- 18.3%	\$799,282	\$602,613	- 24.6%
Average Sales Price*	\$752,141	\$775,045	+ 3.0%	\$862,068	\$807,903	- 6.3%
Percent of List Price Received*	95.4%	101.4%	+ 6.3%	96.5%	99.4%	+ 3.0%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

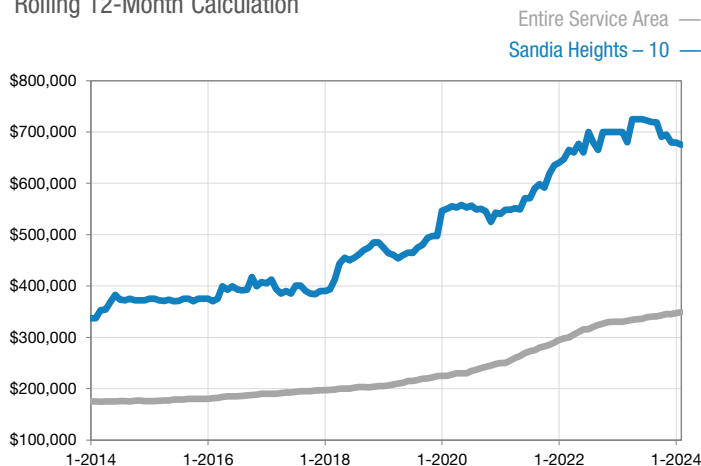
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	0	1	--	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	12	49	+ 308.3%
Median Sales Price*	--	--	--	\$300,900	\$370,000	+ 23.0%
Average Sales Price*	--	--	--	\$300,900	\$370,000	+ 23.0%
Percent of List Price Received*	--	--	--	120.4%	92.7%	- 23.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

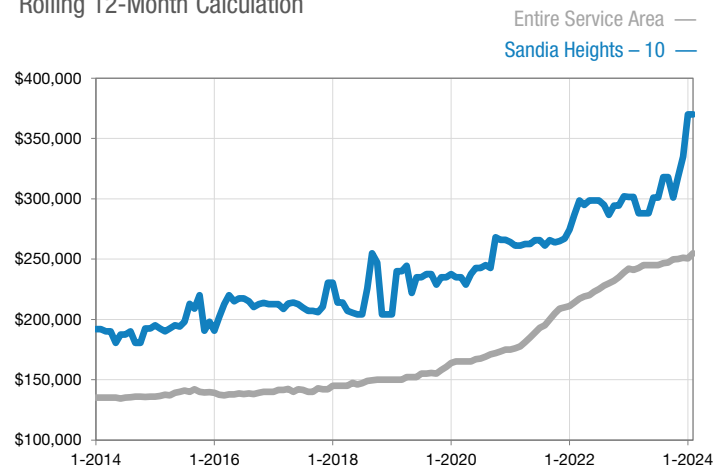
Median Sales Price - Single-Family Detached

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.