

Local Market Update for May 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	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
Key Metrics						
New Listings	8	15	+ 87.5%	45	48	+ 6.7%
Pending Sales	6	15	+ 150.0%	34	46	+ 35.3%
Closed Sales	13	5	- 61.5%	37	30	- 18.9%
Days on Market Until Sale	15	6	- 60.0%	26	22	- 15.4%
Median Sales Price*	\$830,000	\$800,000	- 3.6%	\$735,000	\$646,363	- 12.1%
Average Sales Price*	\$889,731	\$757,924	- 14.8%	\$812,348	\$712,748	- 12.3%
Percent of List Price Received*	99.6%	103.6%	+ 4.0%	98.8%	100.6%	+ 1.8%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--

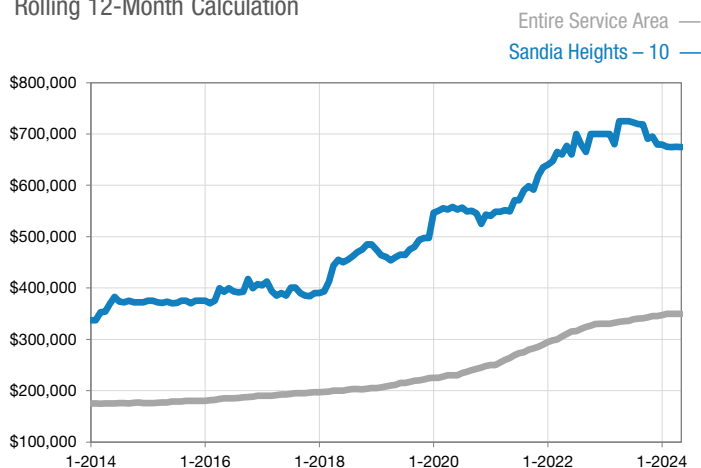
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
Key Metrics						
New Listings	1	1	0.0%	3	6	+ 100.0%
Pending Sales	1	3	+ 200.0%	3	5	+ 66.7%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	0	3	--	4	24	+ 500.0%
Median Sales Price*	\$545,000	\$370,000	- 32.1%	\$300,900	\$370,000	+ 23.0%
Average Sales Price*	\$545,000	\$370,000	- 32.1%	\$373,633	\$375,667	+ 0.5%
Percent of List Price Received*	118.5%	101.4%	- 14.4%	110.2%	97.0%	- 12.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

* 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.

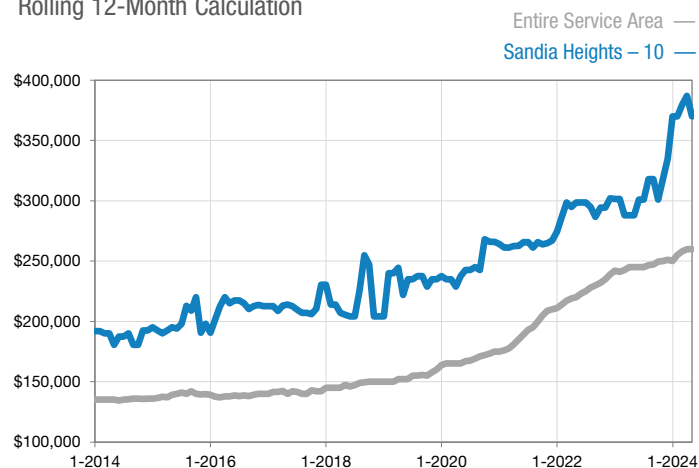
Median Sales Price - Single-Family Detached

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.