

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	11	6	- 45.5%	76	72	- 5.3%
Pending Sales	6	6	0.0%	59	69	+ 16.9%
Closed Sales	8	10	+ 25.0%	58	64	+ 10.3%
Days on Market Until Sale	33	22	- 33.3%	27	28	+ 3.7%
Median Sales Price*	\$655,000	\$688,500	+ 5.1%	\$685,000	\$675,608	- 1.4%
Average Sales Price*	\$673,813	\$763,250	+ 13.3%	\$758,257	\$748,130	- 1.3%
Percent of List Price Received*	98.0%	98.9%	+ 0.9%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

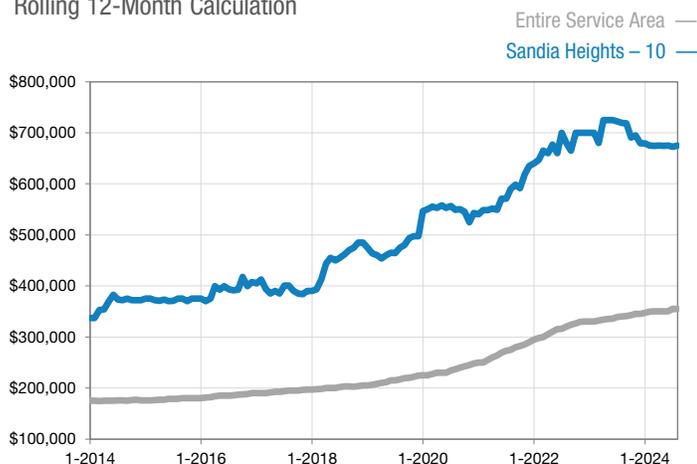
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	1	1	0.0%	5	7	+ 40.0%
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	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

* 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.

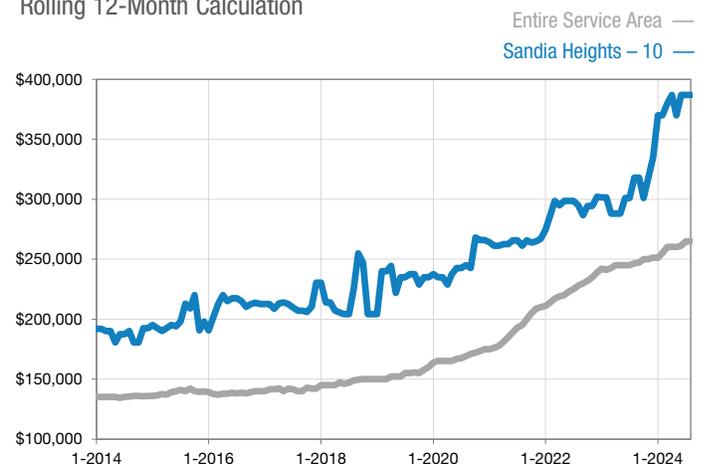
Median Sales Price - Single-Family Detached

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.