

# Local Market Update for September 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	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	8	10	+ 25.0%	84	82	- 2.4%
Pending Sales	6	8	+ 33.3%	65	76	+ 16.9%
Closed Sales	9	3	- 66.7%	67	67	0.0%
Days on Market Until Sale	6	32	+ 433.3%	24	28	+ 16.7%
Median Sales Price*	\$625,000	<b>\$700,000</b>	+ 12.0%	\$680,000	<b>\$677,000</b>	- 0.4%
Average Sales Price*	\$705,889	<b>\$636,667</b>	- 9.8%	\$751,222	<b>\$743,139</b>	- 1.1%
Percent of List Price Received*	99.3%	<b>95.0%</b>	- 4.3%	98.9%	<b>99.3%</b>	+ 0.4%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--

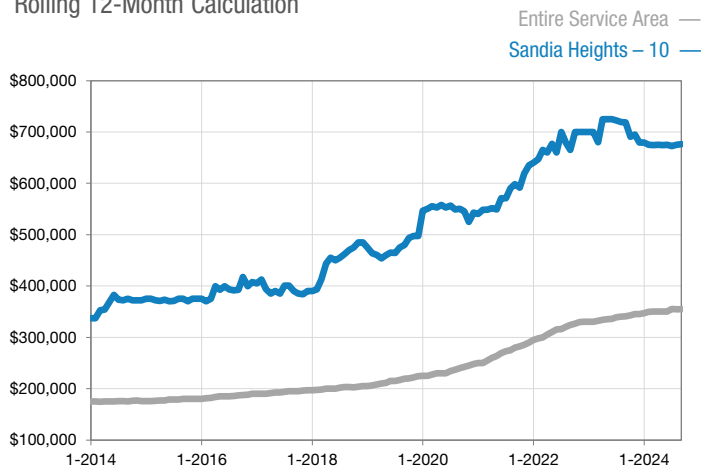
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	0	1	--	5	8	+ 60.0%
Pending Sales	0	1	--	3	6	+ 100.0%
Closed Sales	0	0	0.0%	4	6	+ 50.0%
Days on Market Until Sale	--	--	--	4	25	+ 525.0%
Median Sales Price*	--	--	--	\$317,950	<b>\$378,500</b>	+ 19.0%
Average Sales Price*	--	--	--	\$363,975	<b>\$422,000</b>	+ 15.9%
Percent of List Price Received*	--	--	--	110.6%	<b>97.9%</b>	- 11.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--

\* 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.

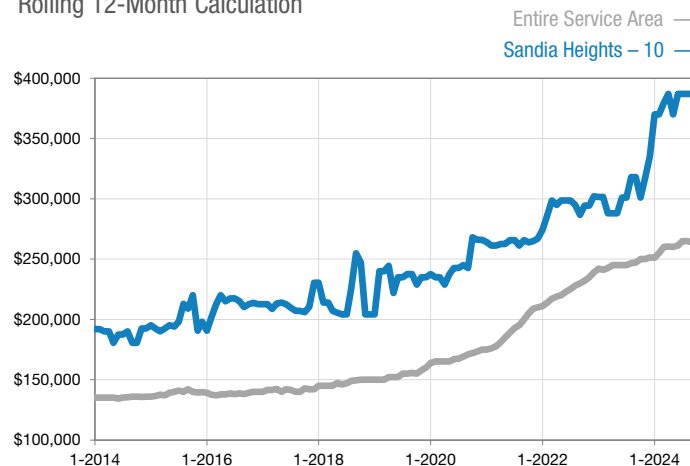
### Median Sales Price - Single-Family Detached

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.