

Local Market Update for February 2023

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		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	8	6	- 25.0%	15	11	- 26.7%
Pending Sales	8	7	- 12.5%	15	13	- 13.3%
Closed Sales	5	4	- 20.0%	10	10	0.0%
Days on Market Until Sale	21	51	+ 142.9%	21	45	+ 114.3%
Median Sales Price*	\$1,058,000	\$799,282	- 24.5%	\$758,032	\$799,282	+ 5.4%
Average Sales Price*	\$930,800	\$752,141	- 19.2%	\$834,756	\$862,068	+ 3.3%
Percent of List Price Received*	100.8%	95.4%	- 5.4%	101.5%	96.5%	- 4.9%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--

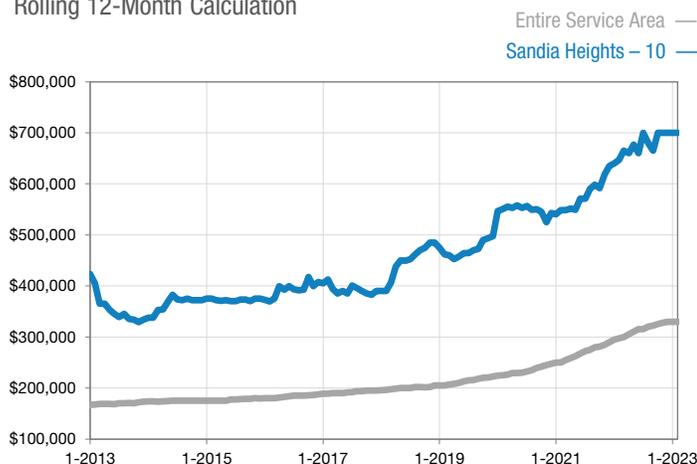
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	12	--
Median Sales Price*	--	--	--	--	\$300,900	--
Average Sales Price*	--	--	--	--	\$300,900	--
Percent of List Price Received*	--	--	--	--	120.4%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

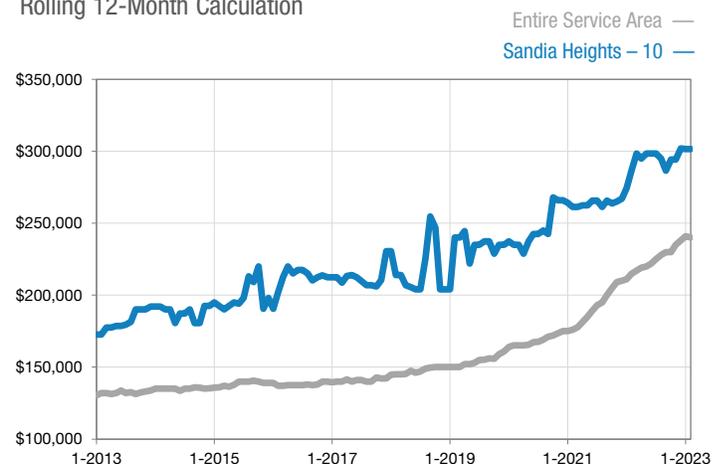
Median Sales Price - Single-Family Detached

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.