

Local Market Update for June 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	9	13	+ 44.4%	57	58	+ 1.8%
Pending Sales	7	9	+ 28.6%	48	43	- 10.4%
Closed Sales	8	4	- 50.0%	43	40	- 7.0%
Days on Market Until Sale	8	5	- 37.5%	12	25	+ 108.3%
Median Sales Price*	\$509,545	\$555,000	+ 8.9%	\$660,000	\$677,000	+ 2.6%
Average Sales Price*	\$677,999	\$548,750	- 19.1%	\$712,957	\$776,999	+ 9.0%
Percent of List Price Received*	103.2%	101.2%	- 1.9%	102.6%	99.0%	- 3.5%
Inventory of Homes for Sale	6	17	+ 183.3%	--	--	--
Months Supply of Inventory	0.8	2.6	+ 225.0%	--	--	--

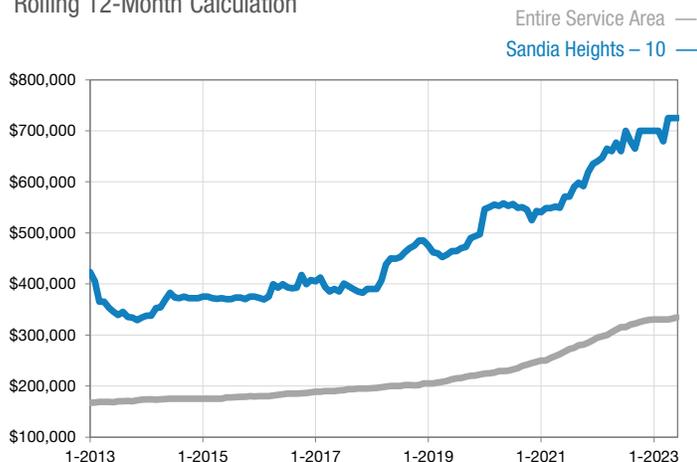
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	0	1	--	2	4	+ 100.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	1	--	2	4	+ 100.0%
Days on Market Until Sale	--	2	--	2	4	+ 100.0%
Median Sales Price*	--	\$335,000	--	\$354,000	\$317,950	- 10.2%
Average Sales Price*	--	\$335,000	--	\$354,000	\$363,975	+ 2.8%
Percent of List Price Received*	--	111.7%	--	109.2%	110.6%	+ 1.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

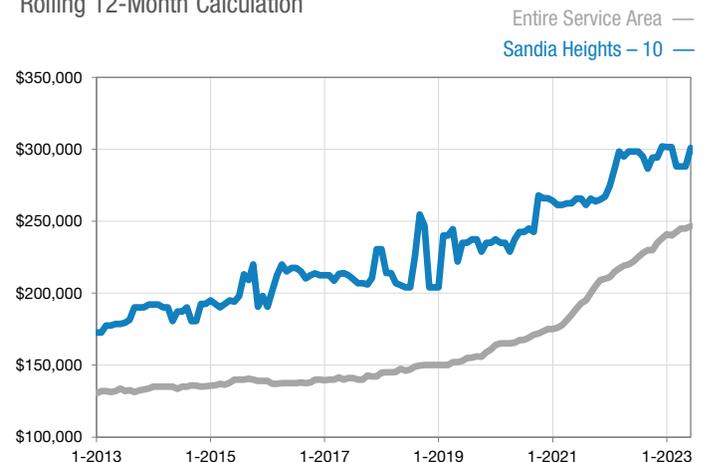
Median Sales Price - Single-Family Detached

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.