

Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	9	10	+ 11.1%	77	76	- 1.3%
Pending Sales	6	7	+ 16.7%	59	60	+ 1.7%
Closed Sales	5	8	+ 60.0%	57	56	- 1.8%
Days on Market Until Sale	20	33	+ 65.0%	12	27	+ 125.0%
Median Sales Price*	\$670,000	\$655,000	- 2.2%	\$660,000	\$685,000	+ 3.8%
Average Sales Price*	\$729,950	\$673,813	- 7.7%	\$718,963	\$756,107	+ 5.2%
Percent of List Price Received*	98.0%	98.0%	0.0%	102.2%	98.8%	- 3.3%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

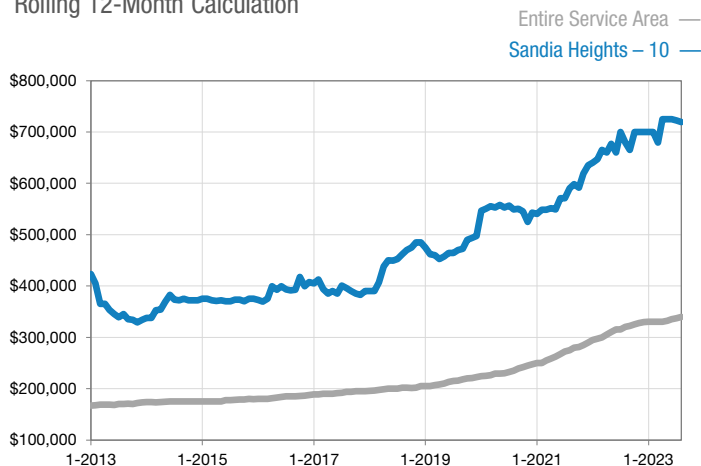
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	1	--	3	5	+ 66.7%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	0	--	--	1	4	+ 300.0%
Median Sales Price*	\$245,000	--	--	\$302,000	\$317,950	+ 5.3%
Average Sales Price*	\$245,000	--	--	\$317,667	\$363,975	+ 14.6%
Percent of List Price Received*	100.0%	--	--	106.1%	110.6%	+ 4.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.7	--	--	--	--

* 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.

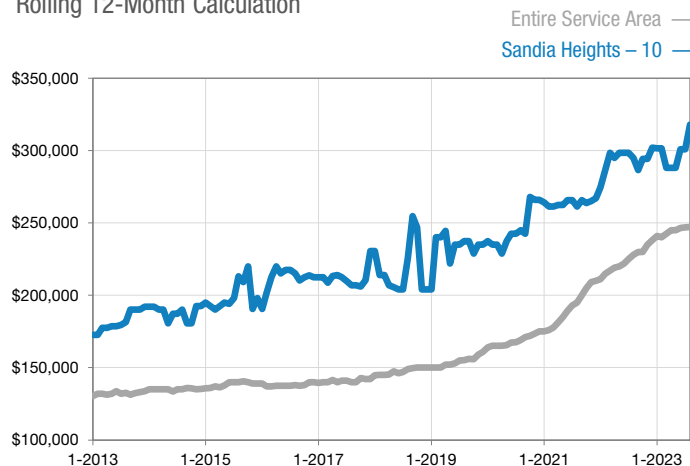
Median Sales Price - Single-Family Detached

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.