

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	13	7	- 46.2%	90	84	- 6.7%
Pending Sales	3	7	+ 133.3%	62	66	+ 6.5%
Closed Sales	6	9	+ 50.0%	63	66	+ 4.8%
Days on Market Until Sale	7	6	- 14.3%	11	24	+ 118.2%
Median Sales Price*	\$485,500	\$625,000	+ 28.7%	\$660,000	\$679,500	+ 3.0%
Average Sales Price*	\$560,458	\$705,889	+ 25.9%	\$703,868	\$744,849	+ 5.8%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	102.1%	98.9%	- 3.1%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--

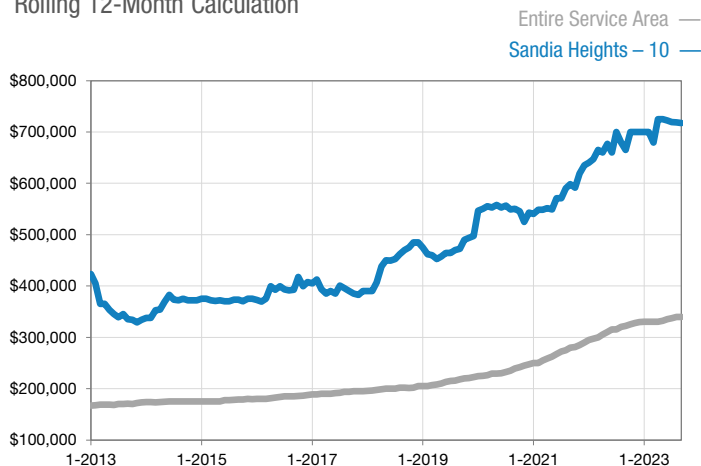
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	0.0%	3	5	+ 66.7%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	0	0	0.0%	3	4	+ 33.3%
Days on Market Until Sale	--	--	--	1	4	+ 300.0%
Median Sales Price*	--	--	--	\$302,000	\$317,950	+ 5.3%
Average Sales Price*	--	--	--	\$317,667	\$363,975	+ 14.6%
Percent of List Price Received*	--	--	--	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.

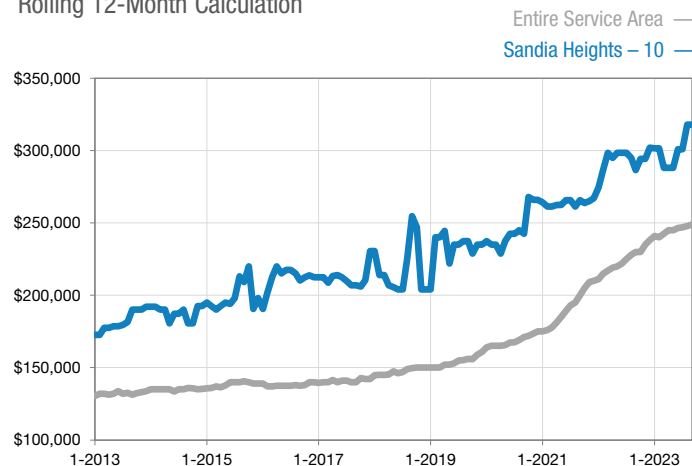
Median Sales Price - Single-Family Detached

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.