

Local Market Update for October 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	8	11	+ 37.5%	98	95	- 3.1%
Pending Sales	10	7	- 30.0%	72	72	0.0%
Closed Sales	4	7	+ 75.0%	67	73	+ 9.0%
Days on Market Until Sale	15	25	+ 66.7%	12	24	+ 100.0%
Median Sales Price*	\$850,750	\$675,000	- 20.7%	\$670,000	\$679,000	+ 1.3%
Average Sales Price*	\$912,875	\$667,707	- 26.9%	\$716,346	\$737,451	+ 2.9%
Percent of List Price Received*	101.7%	99.1%	- 2.6%	102.1%	98.9%	- 3.1%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

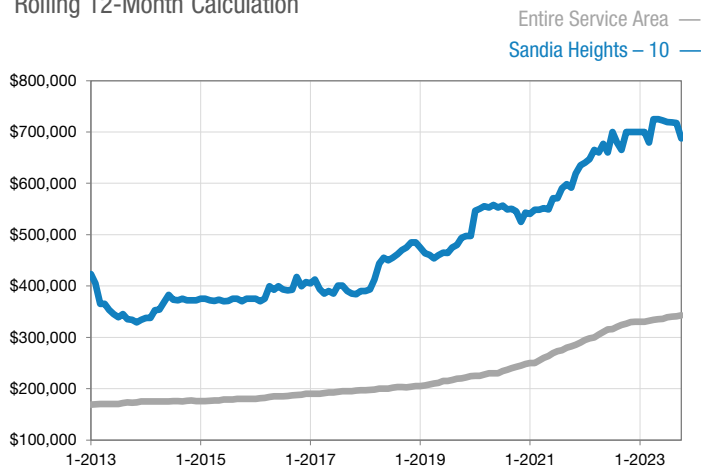
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	3	--	3	8	+ 166.7%
Pending Sales	0	4	--	3	7	+ 133.3%
Closed Sales	0	1	--	3	5	+ 66.7%
Days on Market Until Sale	--	122	--	1	27	+ 2600.0%
Median Sales Price*	--	\$300,000	--	\$302,000	\$300,900	- 0.4%
Average Sales Price*	--	\$300,000	--	\$317,667	\$351,180	+ 10.5%
Percent of List Price Received*	--	84.7%	--	106.1%	105.4%	- 0.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

* 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.

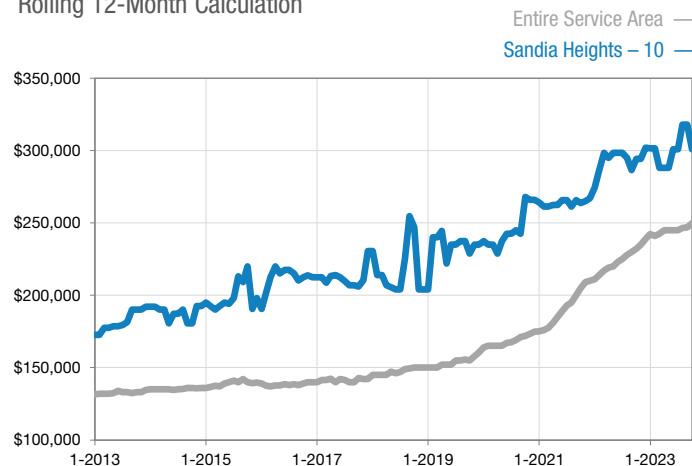
Median Sales Price - Single-Family Detached

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.