Local Market Update for November 2023

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

Sandia Heights – 10

North & South ZA: A23, B23, C23, D23 (East of Tennyson St NE, South of Sandoval County)

Single-Family Detached

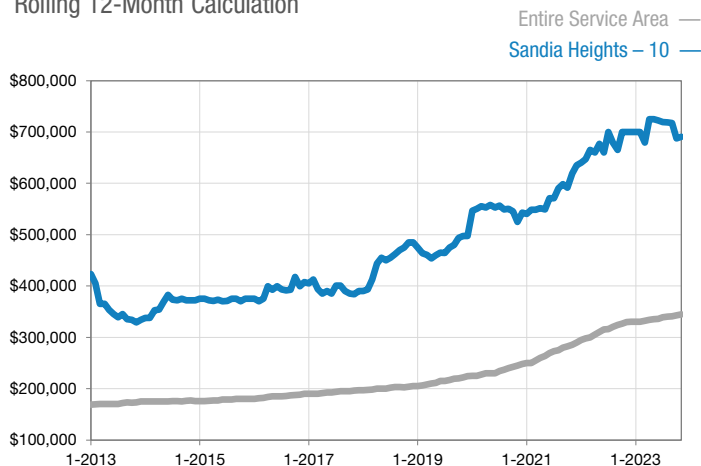| Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	2	8	+ 300.0%	100	103	+ 3.0%
Pending Sales	5	6	+ 20.0%	77	78	+ 1.3%
Closed Sales	5	6	+ 20.0%	72	79	+ 9.7%
Days on Market Until Sale	18	36	+ 100.0%	12	25	+ 108.3%
Median Sales Price*	$760,000	$840,500	+ 10.6%	$679,500	$685,000	+ 0.8%
Average Sales Price*	$756,200	$850,167	+ 12.4%	$719,113	$746,012	+ 3.7%
Percent of List Price Received*	100.7%	97.3%	- 3.4%	102.0%	98.8%	- 3.1%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

* 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

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	1	0	- 100.0%	4	8	+ 100.0%
Pending Sales	1	0	- 100.0%	4	6	+ 50.0%
Closed Sales	0	1	--	3	6	+ 100.0%
Days on Market Until Sale	--	1	--	1	23	+ 2200.0%
Median Sales Price*	--	$389,000	--	$302,000	$317,950	+ 5.3%
Average Sales Price*	--	$389,000	--	$317,667	$357,483	+ 12.5%
Percent of List Price Received*	--	100.0%	--	106.1%	104.5%	- 1.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.3	--	--	--	--

* 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.
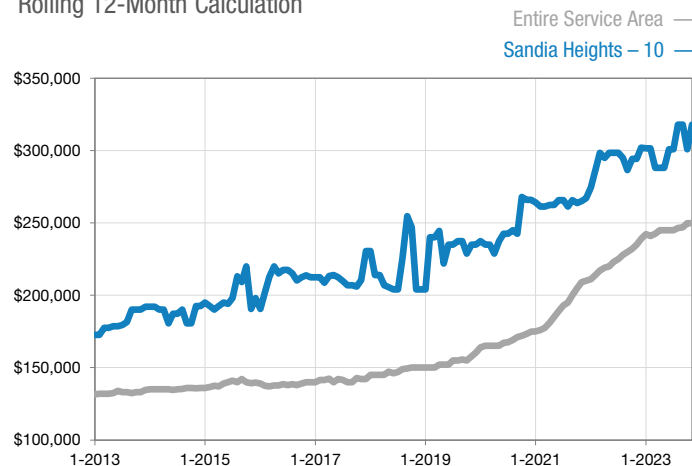
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Sandia Heights – 10 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Sandia Heights – 10 —

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.

Current as of December 5, 2023. All data from the Southwest Multiple Listing Service. Report © 2023 ShowingTime.