

Local Market Update for January 2024

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	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	5	3	- 40.0%
Pending Sales	6	10	+ 66.7%	6	10	+ 66.7%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Days on Market Until Sale	41	25	- 39.0%	41	25	- 39.0%
Median Sales Price*	\$815,500	\$423,000	- 48.1%	\$815,500	\$423,000	- 48.1%
Average Sales Price*	\$935,352	\$862,667	- 7.8%	\$935,352	\$862,667	- 7.8%
Percent of List Price Received*	97.2%	96.2%	- 1.0%	97.2%	96.2%	- 1.0%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

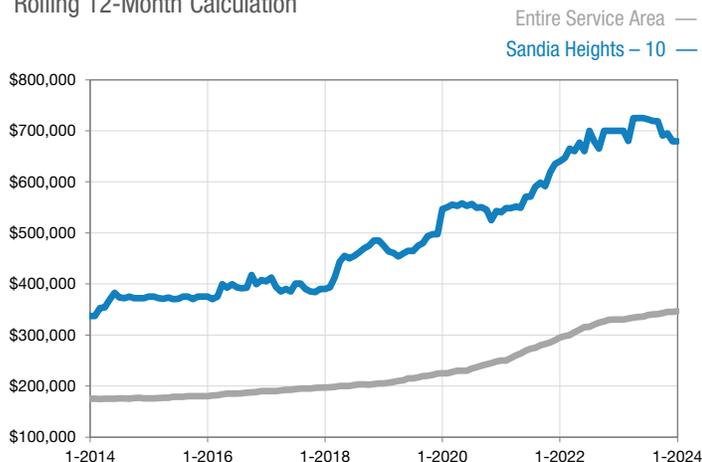
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	12	49	+ 308.3%	12	49	+ 308.3%
Median Sales Price*	\$300,900	\$370,000	+ 23.0%	\$300,900	\$370,000	+ 23.0%
Average Sales Price*	\$300,900	\$370,000	+ 23.0%	\$300,900	\$370,000	+ 23.0%
Percent of List Price Received*	120.4%	92.7%	- 23.0%	120.4%	92.7%	- 23.0%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

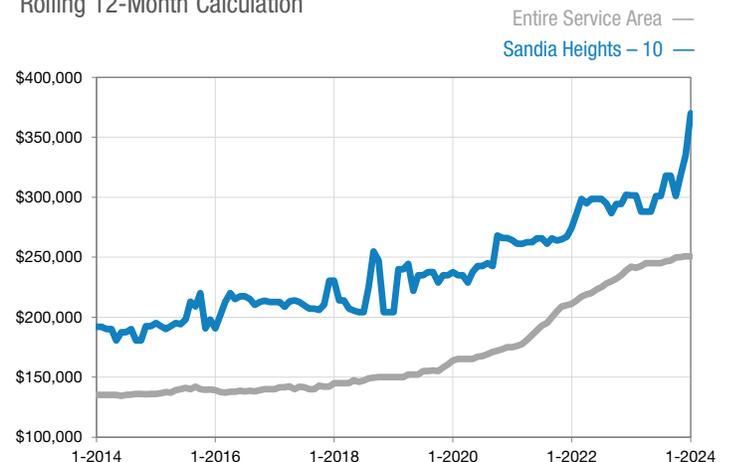
Median Sales Price - Single-Family Detached

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.