

Local Market Update for March 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	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	17	11	- 35.3%	29	21	- 27.6%
Pending Sales	9	12	+ 33.3%	20	25	+ 25.0%
Closed Sales	8	7	- 12.5%	18	15	- 16.7%
Days on Market Until Sale	32	18	- 43.8%	39	32	- 17.9%
Median Sales Price*	\$587,500	\$520,000	- 11.5%	\$672,000	\$552,500	- 17.8%
Average Sales Price*	\$673,086	\$526,745	- 21.7%	\$778,076	\$676,696	- 13.0%
Percent of List Price Received*	99.1%	100.2%	+ 1.1%	97.7%	99.8%	+ 2.1%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--

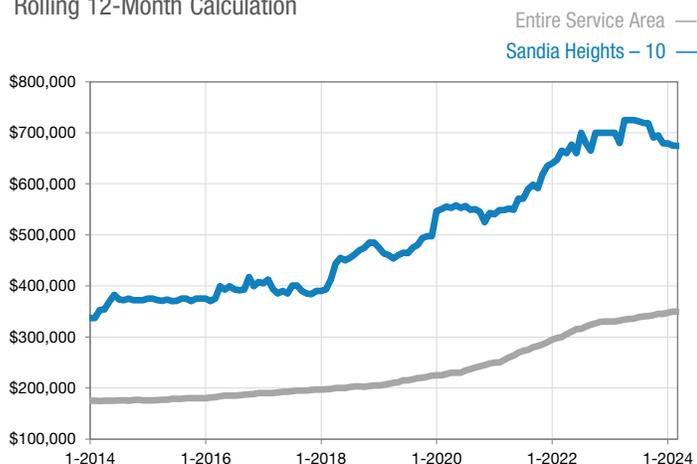
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	0	--	--	6	49	+ 716.7%
Median Sales Price*	\$275,000	--	--	\$287,950	\$370,000	+ 28.5%
Average Sales Price*	\$275,000	--	--	\$287,950	\$370,000	+ 28.5%
Percent of List Price Received*	91.7%	--	--	106.1%	92.7%	- 12.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

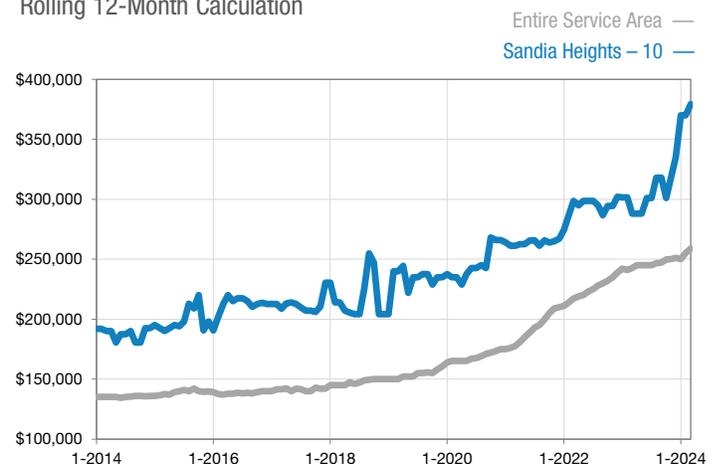
Median Sales Price - Single-Family Detached

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.