

Local Market Update for December 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	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	7	4	- 42.9%	110	102	- 7.3%
Pending Sales	1	7	+ 600.0%	79	96	+ 21.5%
Closed Sales	6	5	- 16.7%	86	89	+ 3.5%
Days on Market Until Sale	10	27	+ 170.0%	24	29	+ 20.8%
Median Sales Price*	\$595,000	\$713,500	+ 19.9%	\$679,500	\$681,879	+ 0.4%
Average Sales Price*	\$610,433	\$707,600	+ 15.9%	\$741,505	\$727,778	- 1.9%
Percent of List Price Received*	98.3%	98.0%	- 0.3%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--

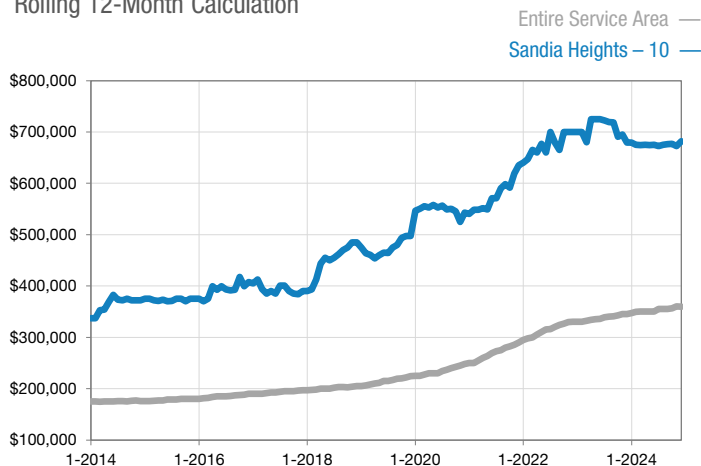
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	8	9	+ 12.5%
Pending Sales	1	0	- 100.0%	7	7	0.0%
Closed Sales	1	0	- 100.0%	7	7	0.0%
Days on Market Until Sale	24	--	--	23	22	- 4.3%
Median Sales Price*	\$475,000	--	--	\$335,000	\$370,000	+ 10.4%
Average Sales Price*	\$475,000	--	--	\$374,271	\$406,714	+ 8.7%
Percent of List Price Received*	100.0%	--	--	103.9%	98.1%	- 5.6%
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.

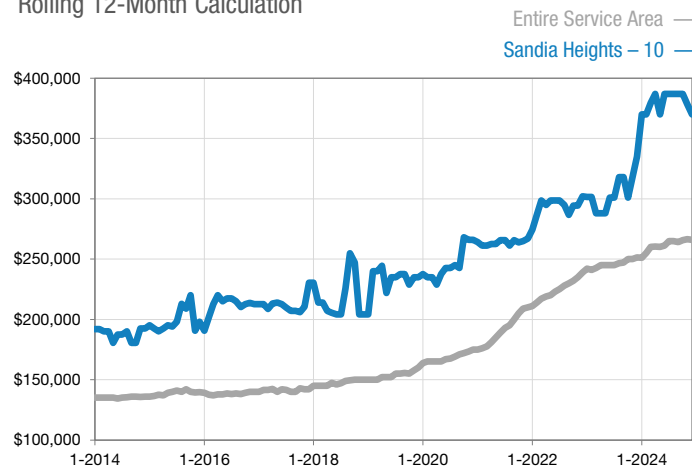
Median Sales Price - Single-Family Detached

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.