

Sandia Heights – 10

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

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	15	9	- 40.0%	61	55	- 9.8%
Pending Sales	14	7	- 50.0%	45	41	- 8.9%
Closed Sales	14	9	- 35.7%	36	30	- 16.7%
Days on Market Until Sale	22	23	+ 4.5%	21	38	+ 81.0%
Median Sales Price*	\$640,000	\$1,030,000	+ 60.9%	\$720,737	\$822,450	+ 14.1%
Average Sales Price*	\$696,114	\$1,025,767	+ 47.4%	\$765,357	\$910,824	+ 19.0%
Percent of List Price Received*	98.7%	95.2%	- 3.5%	98.5%	97.6%	- 0.9%
Inventory of Homes for Sale	15	20	+ 33.3%	—	—	—
Months Supply of Inventory	1.9	2.9	+ 52.6%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1	1	0.0%	8	8	0.0%
Pending Sales	1	2	+ 100.0%	5	5	0.0%
Closed Sales	0	2	—	6	5	- 16.7%
Days on Market Until Sale	—	3	—	5	13	+ 160.0%
Median Sales Price*	—	\$406,250	—	\$392,775	\$410,000	+ 4.4%
Average Sales Price*	—	\$406,250	—	\$389,392	\$398,500	+ 2.3%
Percent of List Price Received*	—	102.1%	—	99.3%	98.4%	- 0.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.9	0.7	- 22.2%	—	—	—

* 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.

