

# Local Market Update – April 2025

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)

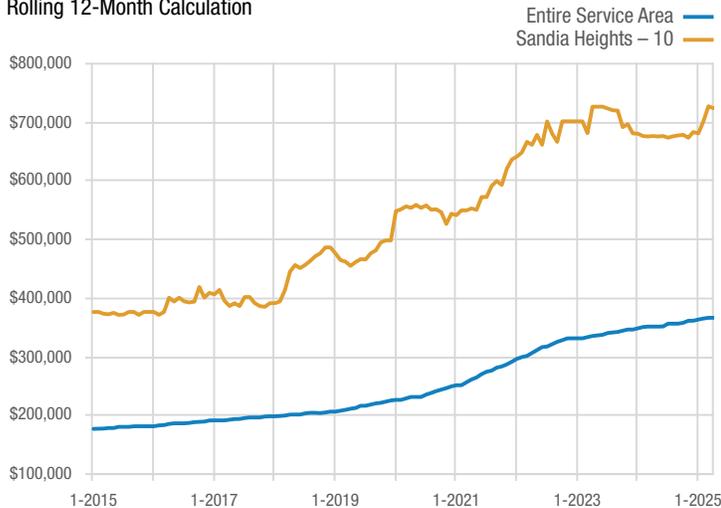
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	12	16	+ 33.3%	33	46	+ 39.4%
Pending Sales	6	13	+ 116.7%	31	32	+ 3.2%
Closed Sales	10	6	- 40.0%	25	22	- 12.0%
Days on Market Until Sale	16	11	- 31.3%	25	21	- 16.0%
Median Sales Price*	\$737,663	<b>\$725,737</b>	- 1.6%	\$570,000	<b>\$785,000</b>	+ 37.7%
Average Sales Price*	\$744,238	<b>\$705,579</b>	- 5.2%	\$703,713	<b>\$809,421</b>	+ 15.0%
Percent of List Price Received*	100.3%	<b>98.6%</b>	- 1.7%	100.0%	<b>98.4%</b>	- 1.6%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	3	2	- 33.3%	5	7	+ 40.0%
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	2	5	+ 150.0%
Days on Market Until Sale	20	—	—	35	4	- 88.6%
Median Sales Price*	\$387,000	—	—	\$378,500	<b>\$395,000</b>	+ 4.4%
Average Sales Price*	\$387,000	—	—	\$378,500	<b>\$389,160</b>	+ 2.8%
Percent of List Price Received*	96.8%	—	—	94.7%	<b>98.1%</b>	+ 3.6%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.4	- 33.3%	—	—	—

\* 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.

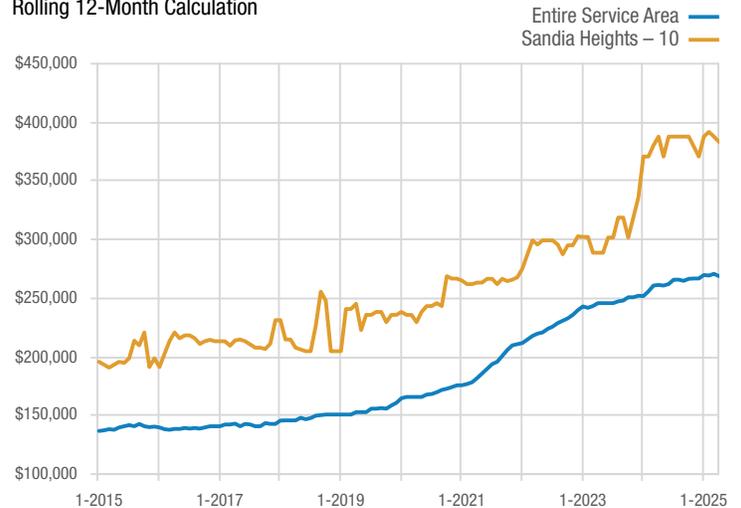
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.

Current as of May 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.