



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	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	15	15	0.0%	48	61	+ 27.1%
Pending Sales	14	14	0.0%	45	45	0.0%
Closed Sales	5	14	+ 180.0%	30	36	+ 20.0%
Days on Market Until Sale	6	22	+ 266.7%	22	21	- 4.5%
Median Sales Price*	\$800,000	\$640,000	- 20.0%	\$646,363	\$720,737	+ 11.5%
Average Sales Price*	\$757,924	\$696,114	- 8.2%	\$712,748	\$765,357	+ 7.4%
Percent of List Price Received*	103.6%	98.7%	- 4.7%	100.6%	98.5%	- 2.1%
Inventory of Homes for Sale	11	14	+ 27.3%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	1	0.0%	6	8	+ 33.3%
Pending Sales	3	1	- 66.7%	5	5	0.0%
Closed Sales	1	0	- 100.0%	3	6	+ 100.0%
Days on Market Until Sale	3	—	—	24	5	- 79.2%
Median Sales Price*	\$370,000	—	—	\$370,000	\$392,775	+ 6.2%
Average Sales Price*	\$370,000	—	—	\$375,667	\$389,392	+ 3.7%
Percent of List Price Received*	101.4%	—	—	97.0%	99.3%	+ 2.4%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

\* 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.

