

Message from the President

Robin Dozier Otten

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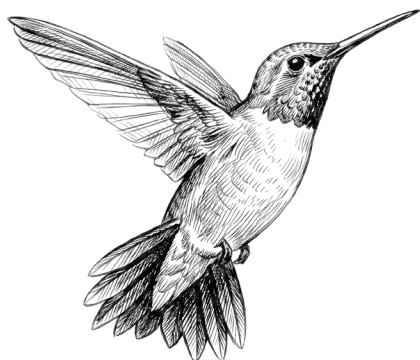
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As most of you know, on May 12, 2026, the Bernalillo County Board of County Commissioners unanimously denied PNM's application for a 3.5-acre, 66-MVA substation and associated 115 kV transmission lines along Tramway Boulevard. The Board sided with the three appellants, including SHHA.

This success resulted from the efforts of many of you and the dedication of the PNM Special Task Group, the Tenacious Team, and many SHHA residents who devoted their time and skills to this important issue. Thank you to everyone who helped make this possible.

The original Task Group was led by Mark Humphrey and included Tony Strati. Former SHHA President Jim Stewart was instrumental in creating and supporting this group. The Tenacious Team included Keith Julian, Paul Karas, Eileen Karas, Kristin Ackerson, Art Morganti, Leeondra Schuler, and Nancy Galwhite, as well as partners from the North Albuquerque Acres Residents Coalition. Kindred Murillo joined the Task Group in 2026, as did Paul, Eileen, and Keith, and Kindred became the chair of the Task Group in June.

The next chapter of our community is already beginning. This issue includes an update on the PNM judicial appeal, as well as information about the proposed transfer of management of approximately 10,000 acres of adjacent open space to the Pueblo of Sandia. I encourage everyone to stay informed as these important issues continue to develop.



PROPOSED LAND TRANSFER TO SANDIA PUEBLO

A proposal to transfer management of 10,000 acres of adjacent open space could have long-term implications for Sandia Heights.

Please read the overview on page 9 and share your feedback.

Your SHHA Volunteers

Officers (Unit numbers): President, Robin Dozier Otten (8); VP, Kathleen McCaughey (5); Secretary, Larry Dragan (23); Treasurer, Charles Ewing (14)

Board Members: Paul Baumgartner (4), Andrea Edmonds (7), Jim Stewart (7), Stan Davis (10), Martin Kirk (23), Heidi Komkov (8), Phil Krehbiel (14), Larry Layne (7), Randy Tripp (18), Terry Walker (11), Cathy Yandell (3), Mark Stiles (23)

Committee Chairs: Architectural Control, Phil Krehbiel; Communion and Publications, Heidi Komkov; Community Service & Membership, Cathy Yandell; Covenant Support, Stan Davis; Environment & Safety, Kathleen McCaughey; Finance, Charles Ewing; Governance, Kathleen McCaughey

Submit to The GRIT: <https://sandiaheightsgrit.app/> Contact the Editor: griteditor@sandiahomeowners.org

July Board Notes

Kathleen McCaughey, Vice President

A Presentation by Ezee Fiber

The July Board meeting opened with a presentation from Ezee Fiber representatives about plans to bring fiber-optic infrastructure to Sandia Heights. Board members and residents raised concerns about construction impacts, utility strikes, property damage, restoration, and communication based on experiences elsewhere in Albuquerque and High Desert.

Ezee Fiber outlined changes it has made to its construction oversight and communication practices and committed to providing advance notification and addressing damage that may occur. SHHA will continue to advocate for residents and help elevate unresolved concerns during construction.

PNM Appeal

The Board received an update on the continuing PNM matter. SHHA has retained legal counsel to represent the Association as the case moves through the judicial appeal process and is sharing legal counsel and costs with the North Albuquerque Acres Residents Coalition.

The Task Group continues to monitor court filings, and the Board recognized the many volunteers whose dedication has brought the community to this point.

Membership

Work continues to make it easier for new and returning residents to join SHHA and better understand the benefits of membership. A revised membership form clarifies that membership is voluntary and requires residents to sign up and pay dues. A new **Become a Member** option has also been added to the SHHA website homepage.

Environment & Safety

With bear activity continuing throughout Sandia Heights, the Environment & Safety Committee is increasing resident awareness about securing garbage and eliminating food sources that attract bears.

Following the recent Home Hardening Workshop, the Committee is also working to clarify who may install ember-resistant vent screening and how the work should be performed in accordance with applicable building codes, including when licensed contractors are required. These questions need to be resolved before additional vent-screening activities move forward.

Governance

The Governance Committee continues implementing the revised Bylaws while making governance information easier for residents to find and understand. Rather than relying on lengthy procedural documents, the website is being reorganized around shorter, topic-specific resources.

Work also continues on a consolidated Conduct and Accountability Procedure that will provide a consistent process for addressing conduct concerns and policy compliance matters involving Association activities and individuals serving in official Association roles.

Caption Contest Winner

Congratulations to last month's Caption Contest winner Andi Penner, for her caption:
"Which way to O'Bean's?"



Neighborhood Electric Vehicles: What Residents Should Know

Covenant Support Committee and
Environment & Safety Committee

There have been many articles in **The GRIT** about safety on Sandia Heights roads, including one of the most recent, *Meditations on Sharing our Scenic Roads – Avoiding a Tragedy* (The GRIT, December 2025). Common themes have included rules of the road, speeding, distracted driving, blind curves, and wildlife.

Our roads are shared by many users—cars, trucks, bicycles, e-bikes, e-scooters, e-oneboards, and pedestrians. Now we have another type of vehicle to be aware of: the **Neighborhood Electric Vehicle (NEV)**. Such a vehicle has been spotted on our roads on several occasions.

These vehicles are not “side-by-sides,” which are generally intended for off-road use on ranches and farms. Instead, they are more like “golf carts on steroids,” designed for use on public roads in residential areas.

New Mexico Requirements

The State of New Mexico classifies NEVs as Neighborhood Electric Cars. The Motor Vehicle Division (MVD) [Vehicle Procedures Manual, Chapter 18, Section C](#) describes the equipment required for NEVs and important restrictions on their operation. Some of the key requirements include:

- NEVs must have headlamps, tail lamps, brakes, a windshield with wipers, a speedometer, seat belts, a VIN, and other required equipment.
- NEVs must be registered, titled, and licensed, and are subject to the provisions of the New Mexico Motor Vehicle Code.
- NEVs may only be operated by a licensed driver on streets with posted speed limits of **35 mph or less**.

Unsafe driving?

The Bernalillo County Sheriff's Office recommends calling the non-emergency number, **(505) 798-7000**, whenever someone appears to be driving unsafely or vehicle laws appear to be violated.

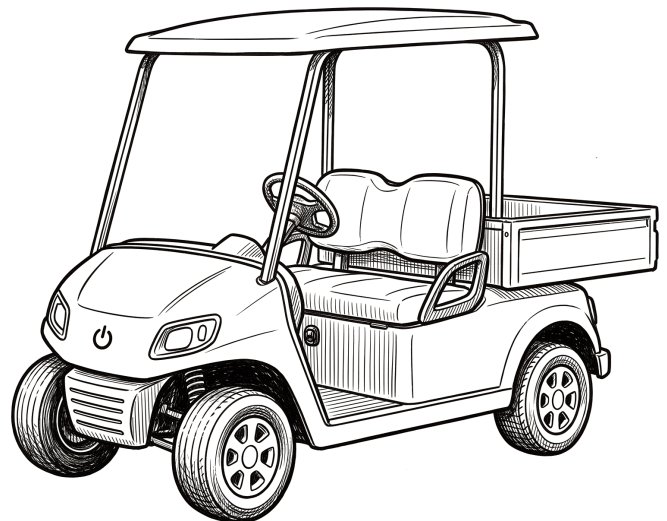
When consulted for clarification, both the MVD and the Bernalillo County Sheriff's Office (Deputy Justin Trebitowski) confirmed that NEVs must display a valid license plate.

Safety Considerations

NEVs pose safety risks for both their occupants and others sharing the road. They are relatively lightweight, lack robust crash protection, and are especially vulnerable in collisions with larger vehicles. Although Sandia Heights roads generally have lower posted speed limits, many vehicles travel faster than those limits, increasing the risk to NEV occupants.

The U.S. Department of Transportation has stated that it “cannot encourage NEV use on mixed traffic roads with vehicles heavier than NEVs that travel at speeds above the maximum speed of NEVs” (*Operation of NEVs on Roadways with a Maximum Speed Limit of 40 mph*, The GRIT, June 2010).

NEVs are also naturally very quiet, meaning pedestrians, dog walkers, cyclists, wildlife, and even pets may not realize one is approaching. Keeping that in mind can help make our neighborhood safer and more enjoyable for everyone.



Covenant Violation Complaint Log

Month	New	Closed	Open
June	3	1	18
May	1	3	16



Community Contributions

Letters, notices, and opinions submitted by residents.

The GRIT is your community newsletter, and we want to hear from you! Submit your content, long or short, at <https://sandiaheightsgrit.app> or email griteditor@sandiahomeowners.org

A Neighborhood Tradition Rolls On

Cheryl Thompson

Neighbors in Units 18, 19, and 20 celebrated Independence Day with the annual Fourth of July Parade through Tramway Terrace Loop and the Quail Run neighborhood streets. Organized each year by the Wilson family, the parade also serves as a food drive for Roadrunner Food Bank, with participants collecting donations from residents along the route. This year's event raised more than 300 pounds of food, demonstrating once again how a neighborhood tradition can bring the community together while helping others.



Classifieds

School-Year After-School Ride Needed:

Seeking reliable transportation for my daughter from Georgia O'Keeffe Elementary (2:30 p.m.) to our home in the Live Oak area each school day, Aug. 7–May 27. If interested or you know someone who is, please call/text 214-518-4861.

For Sale: Big Ol Bouncer inflatable bounce house with blower, tarp, and stakes. Used only a handful of times and in excellent condition. Originally purchased from Amazon. \$400. Text 617-902-8404.

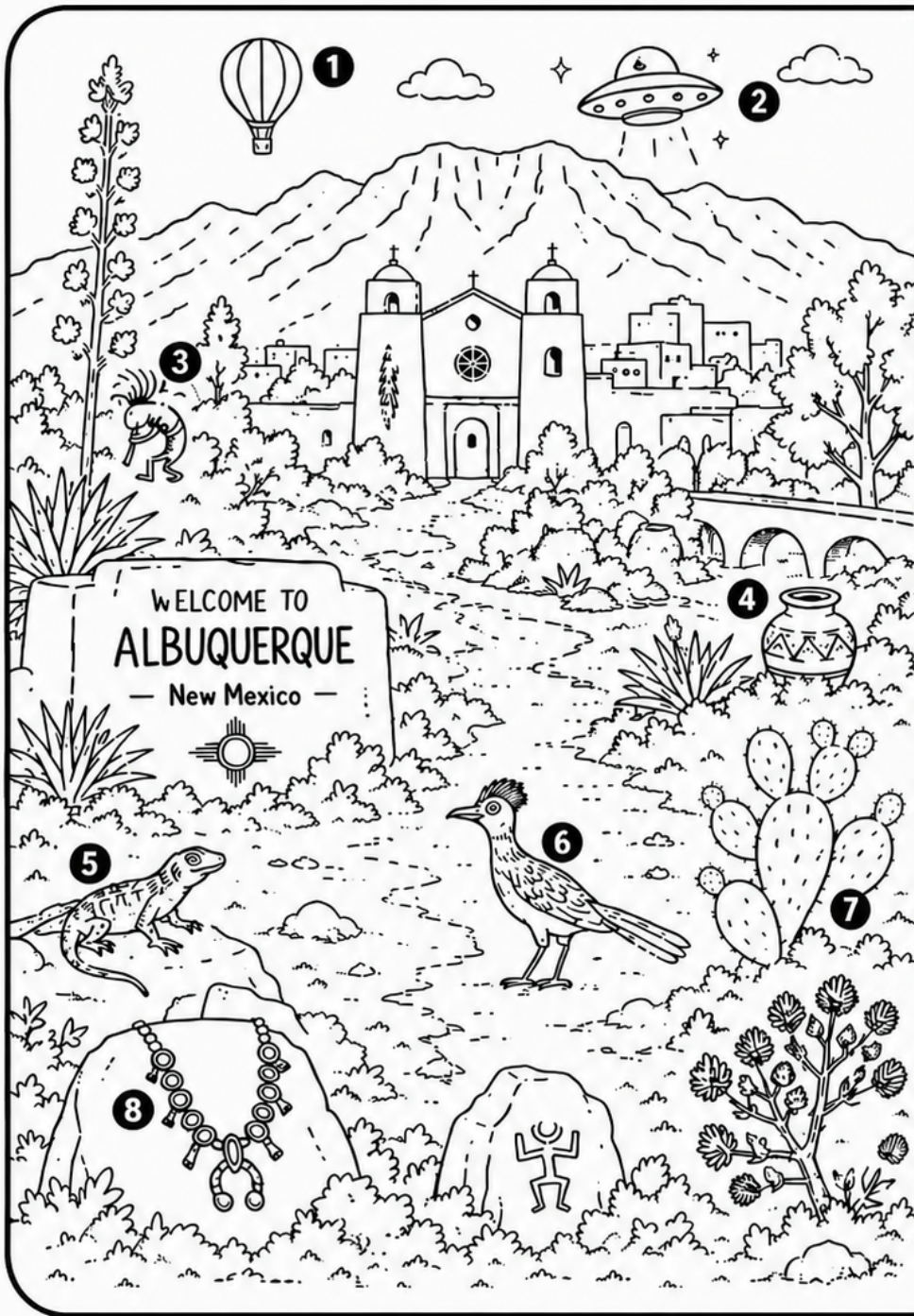
Neighbor Appreciation

World's Best Neighbors! Thank you, Bill and Risa, for cleaning up the scattered trash after a bear broke into our shed while we were away. Here's hoping the bear finds a new hobby! —Heidi & Dima



Kids Corner

Katherine Galvan



READ THE CLUES.
WRITE THE NUMBER OF THE
CORRECT OBJECT IN THE CIRCLE.

People create me
with clay and
beautiful designs.

☐

I'm fast on my feet
and love to run
across the desert.

☐

I have paddles and
small spines, and
I grow sweet fruit.

☐

Unidentified
Flying Object

☐

I was invented in
France in 1700s.

☐

I'm a desert reptile
that likes to sun
on warm rocks.

☐

I'm often made with
turquoise and silver
in New Mexico.

☐

I'm a flute-playing
figure from many
Southwest stories.

☐

Sandia Heights Dinner Group

Debbie Shonka

The Cork and Fork is a Dinner Group in the Sandia Heights Neighborhood. The group is coordinated by Kristie Goy, Debby Shonka and Kim Wagner. We meet the second Saturday of every other month from September to May. We split the group into multiple homes for dining. Members are expect-

ed to host a dinner for 6-8 people each Season. Everyone contributes a food item assigned by the Hostess and a bottle of wine towards the dinner. This group is a great way to meet other neighbors while enjoying delicious dinners! Debby Shonka will host a Pot Luck Dinner for all members on Saturday September 12, 2026. If you are interested in joining the group, contact Kim Wagner. 215.287.1792 or kuWagner55@gmail.com.

Summer Zucchini Pancakes

Anna, SHHA Office

A favorite Ukranian summer dish made with fresh garden zucchini. These golden pancakes are simple, flavorful, and delicious served with sour cream.



-  2 medium zucchini, grated
-  1 egg
-  3-4 tablespoons flour
-  2 cloves garlic, minced
-  Fresh dill, chopped
-  Salt and pepper
-  Oil for frying
-  Sour cream, for serving

1.  Add salt to the zucchini. Let sit for 5-7 minutes, then squeeze out the excess liquid.
2.  Mix the zucchini with the egg, flour, garlic, dill, salt, and pepper until it reaches a pancake-batter consistency.

3.  Fry small pancakes in oil until golden brown on both sides.
4.  Serve warm with sour cream.

261 Residents Respond to Yard Waste Survey

Environment & Safety Committee

The Environment & Safety Committee extends a sincere thank you to everyone who participated in the Sandia Heights Yard Waste Collection Program survey. We received an outstanding **261 responses**, providing valuable insight into the community's wildfire mitigation needs and priorities.

What We Learned

Your responses clearly demonstrated strong support for reducing wildfire fuels and improving yard waste management. The survey also identified the practical challenges many residents face, including disposal of cactus, woody debris, and other bulky vegetation, as well as strong interest in more sustainable approaches such as composting, chipping, and beneficial reuse.

Grant Application Update

Based on the survey results, SHHA submitted a grant application to Bernalillo County to help fund a community pilot program. While the application was not selected for funding this year, the feedback we received was

encouraging. The primary area identified for improvement was the need for more detailed contractor bids and cost documentation rather than changes to the overall concept of the project.

Looking Ahead

Perhaps most importantly, the survey has given us something even more valuable than a grant application—it has provided a clear understanding of the community's needs and established a strong foundation for future planning.

The Environment & Safety Committee is now exploring opportunities to work collaboratively with Sandia Heights Services and other potential partners to determine whether elements of the program can be incorporated into existing services or developed as future community initiatives. We also intend to strengthen the project by obtaining detailed cost proposals and continuing to evaluate additional funding opportunities.

Thank you again for taking the time to participate. Your input has helped identify both the challenges residents face and the opportunities for improving wildfire mitigation and yard waste management throughout Sandia Heights. We will continue to keep the community informed as this effort moves forward.

PNM Substation Update

Kindred Murillo, PNM Special Task Group

Recent requests from PNM asking customers to conserve electricity during periods of high demand have renewed interest in the proposed Northeast Albuquerque substation and transmission line project. Many residents in Sandia Heights are becoming increasingly aware of the concerns raised by PNM's proposal to build a 66 MVA substation on Paseo del Norte between Lowell and Browning and an associated 115 kV transmission line along Paseo del Norte and Tramway Boulevard, which would affect 37 homes and the Tramway multi-use trail.

This update consolidates important information about the SHHA's appeal of the Bernalillo County Planning Commission's approval, the Bernalillo County Board of Commissioners' subsequent denial of PNM's application, PNM's appeal of that decision to New Mexico's Second Judicial District Court, and the next steps in the legal process.

SHHA Grounds for Appeal

The SHHA has consistently maintained that this case is **not about whether additional electrical infrastructure is needed**. Rather, the appeal concerns whether the approved location and transmission line route comply with Bernalillo County planning documents and whether the approval process adequately evaluated reasonable alternatives.

SHHA appealed the Bernalillo County Planning Commission's December 3, 2025 approval of PNM's Sector Development Plan Amendment and Special Use Permit on three primary grounds.

1. Inconsistency with County Plans and Ordinances

SHHA argued that the proposal:

- Conflicted with the North Albuquerque Acres Sector Development Plan's requirement to preserve the area's rural character.
- Did not conform to the Bernalillo County Electric Facility Plan (EFP): the approved substation and transmission line locations differed from Projects 12 and 11 in the County's adopted plan, without an engineering study or County approval supporting the route changes.
- Proceeded without the transmission corridor siting study required by the Electric Facility Plan.
- PNM excluded residential areas from its "sensitive

receptors" analysis and inconsistently counted churches, resulting in selection of the Tramway route despite 37 homes within 100 feet of the proposed line compared with one along Eubank.

2. Procedural Errors

SHHA argued that:

- Public testimony regarding wildfire risk, health and safety, property values, and scenic impacts was not substantively addressed.
- Reasonable alternatives were not adequately evaluated.

3. Arbitrary decision-making & Insufficient Evidence

SHHA also argued that the approval was not supported by substantial evidence because it:

- Reversed the County's unanimous 2021 rejection of a similar proposal while now approving a less favorable location.
- Understated community and environmental impacts.
- PNM claimed wildfire risk was equivalent along the Tramway and Eubank routes, but the County's 2022 Community Wildfire Protection Plan designates the Sandia Heights area as a "Community at Risk," a designation the Eubank corridor does not have.

Bernalillo County Commissioners' Action

On May 12, 2026, the Bernalillo County Board of County Commissioners unanimously granted the community appeals and denied PNM's application. In doing so, the Board concluded that the proposal was inconsistent with County plans and land-use requirements and that PNM had not demonstrated the project met the required approval criteria. The Board found that the proposal:

- Was inconsistent with the Comprehensive Plan and the North Albuquerque Acres Sector Development Plan.
- Failed to preserve the rural character of the area.
- Did not satisfy required land-use criteria.
- Could adversely affect neighboring properties.
- Faced significant public opposition.
- Was inconsistent with the health, safety, and welfare of County residents.

Current Status

On June 15, 2026, PNM filed a Notice of Appeal in New Mexico Second Judicial District Court naming Bernalillo County as the respondent.

lillo County and the three original appellants—SHHA, Robert Dale Morrison, and the North Albuquerque Acres Residents Coalition (NAARC)—as appellees. The appeal is not a new hearing on the merits of the project. Instead, the District Court will review the existing record to determine whether the Bernalillo County Commissioners acted within the law and followed proper procedures in reaching their decision.

The SHHA Board approved the retention of attorney Michael Cadigan at a Special Meeting on June 29, 2026.

The Administrative Record, consisting of the documents and hearing transcripts from the County proceedings, was filed with the Court on July 15, 2026. This record forms the basis for the Court's review, and no new testimony or evidence is expected to be introduced during the appeal.

What Happens Next?

PNM has 33 days from the filing of the Administrative Record to submit its *Statement of Appellate Issues*, a 25-page brief explaining why it believes the Bernalillo

County Commissioners violated the law or acted arbitrarily and capriciously in denying the application. Thirty-three days later, Bernalillo County, SHHA, and the North Albuquerque Acres Residents Coalition (NAARC) will file a 25-page Response Brief rebutting PNM's claims. PNM then has another 33 days to file a Reply. After that, District Court Judge Dan Ramczyk will either schedule a hearing or decide the case based on the written briefs. This phase of the appeal may take up to a year. The losing party may then file a petition for writ of certiorari with the New Mexico Court of Appeals within 30 days of the District Court's decision.

Thank You

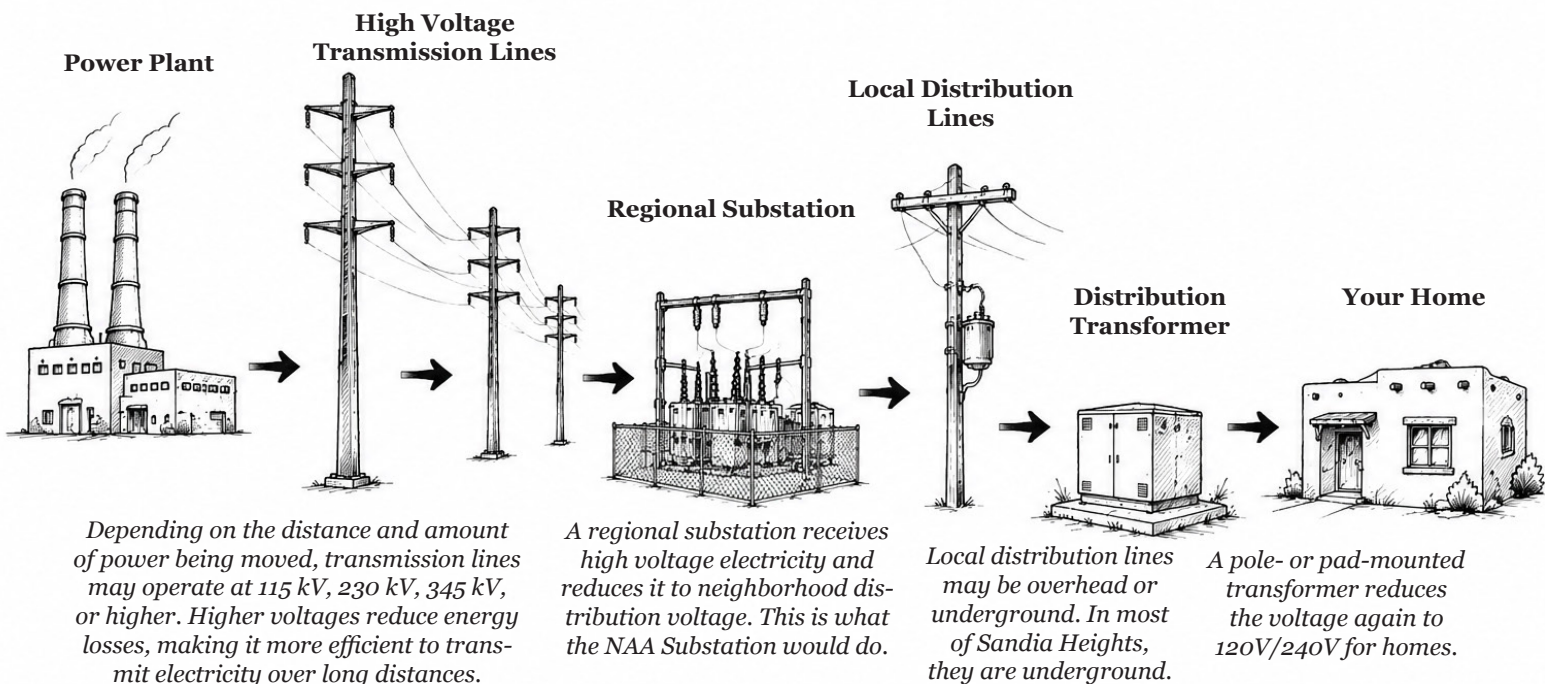
We will continue to keep you updated. We appreciate all the efforts of everyone who brought us to this place, and to those of you who are interested in helping. A special thank you to our partners in North Albuquerque Acres who have worked tirelessly with the Sandia Heights Tenacious Team and SHHA Special Task Group.

How Does Electricity Get to Your Home?

Heidi Komkov



Explore our area's power distribution infrastructure with an interactive map: <https://openinframap.org/#11.72/35.1473/-106.552>



SHHA Meets with Sandia Pueblo Leadership

Kathleen McCaughey, Vice President

Board representatives of the Sandia Heights Homeowners Association recently met with Governor Stuart Paisano and Stephanie Cochran, General Counsel for the Pueblo of Sandia, to discuss proposed federal legislation affecting the T'uf Shur Bien Preservation Trust Area, which includes land adjacent to Sandia Heights North.

What is being proposed?

The proposal would transfer administration of approximately 10,000 acres from the U.S. Forest Service to the U.S. Department of the Interior, where the land would be held in trust for the Pueblo of Sandia and managed by the Pueblo.

According to Pueblo representatives, the proposal would not change the protections established under the 2003 T'uf Shur Bien Preservation Trust Area Act or the existing designated trail system.

Why does the Pueblo support the change?

Pueblo representatives explained that they are seeking the change because they believe it would provide more effective management of the area, including enhanced wildfire protection, law enforcement presence, gate management, and better protection of culturally sensitive areas.

They also indicated that trails not included in the original designated trail system would likely be closed to public access. This could affect a large number of trails that have come into use over the past 25 years, including some that are now well established and have been described in published hiking guides.

What happens next?

The Pueblo has asked the SHHA Board to consider providing a letter of support for the proposed legislation.

Before responding, the Board plans to start the discussion about the proposal at its next regular meeting on August 12th to better understand its potential implications for Sandia Heights residents, including public access, trail use, and other possible impacts of the proposed transfer.

Because this proposal could have lasting implications for our community, the Board would like to hear from residents before taking a position.

We Want Your Input on this Issue

Please share your thoughts about the proposed land transfer using the community feedback form:

<https://shha.s.gy/pueblo>



Input before the **August 12th Board meeting** would be appreciated to help guide our discussion, feedback received afterward is also welcome so all viewpoints can be considered.

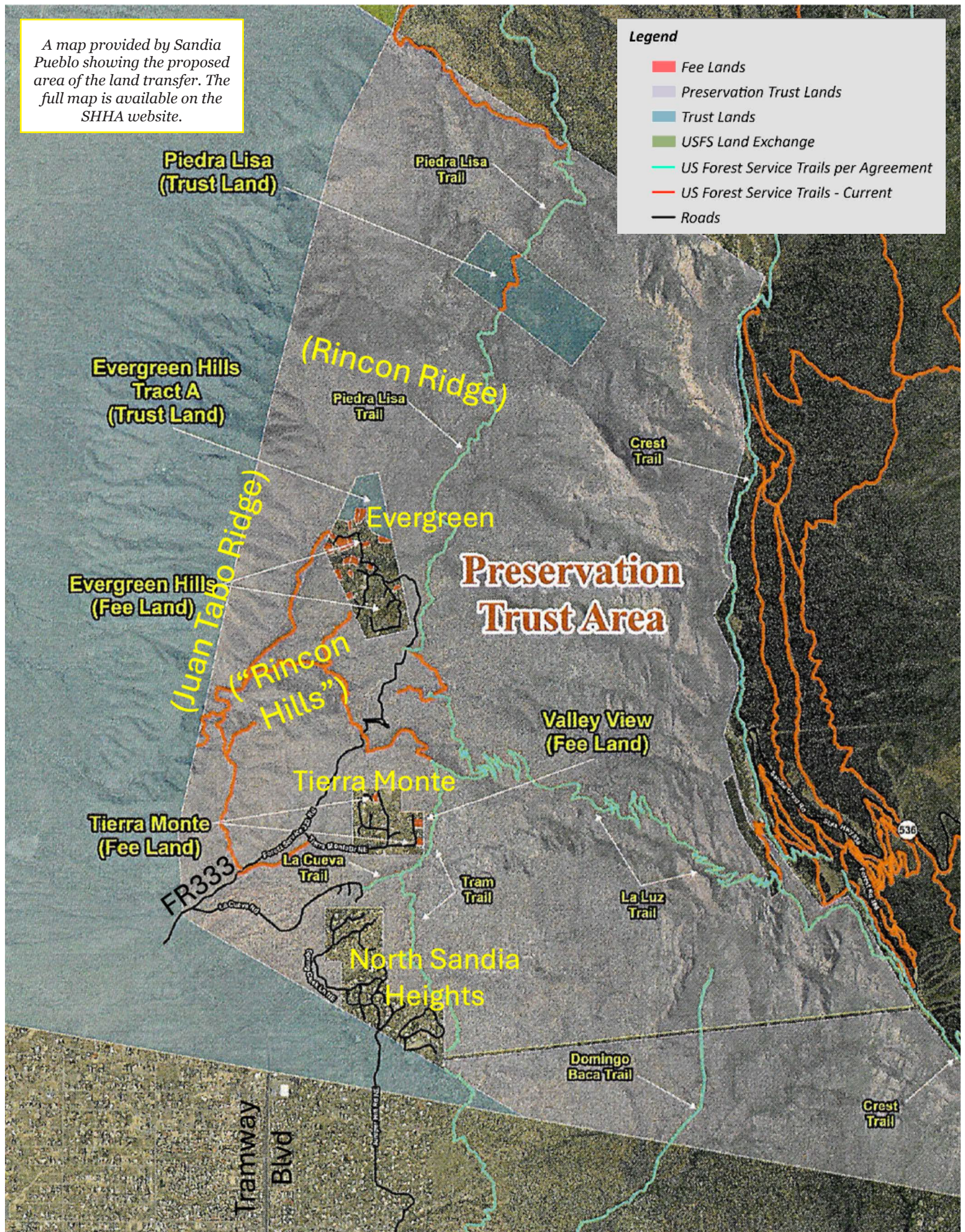
If you would like your perspective to be considered for publication in the GRIT, you may also submit your thoughts at <https://sandiaheightsgrit.app> by the **20th of the month** for possible inclusion in a future issue.

The Board welcomes thoughtful input from all viewpoints as it considers this important matter.

More information will be posted online as it becomes available:

<https://sandiahomeowners.org/2026-pueblo-sandia-tuf-shur-bien-land-transfer-proposal>

A map provided by Sandia Pueblo showing the proposed area of the land transfer. The full map is available on the SHHA website.



Watch for Signs of an Artist in Your Neighborhood

Claudia Mitchell, President, Sandia Heights Artists

During the last week of August, some seasonal signs will be appearing all over Sandia Heights. What kinds of signs? Clues about late summer flora or fauna? Clues related to El Niño? Nope—they are indicators of the presence of an artist right on your street and are heralding the approach of a brief but dynamic season in Sandia Heights: the annual Sandia Heights Artists Tour on **September 12–13**. For twenty-two years this tour has been a highlight of the end of summer in the Heights, and it will continue this year with its twenty-third iteration.

Watch for the Signs

This year our resourceful publicity chair, Rebecca Whitecotton, came up with a delightful idea to bring attention to the upcoming tour: yard signs at the homes of Sandia Heights Artists members identifying them as this year’s tour participants.

Created by our graphic art chair, Charlotte Driver, these signs are designed to raise awareness of the many artistic residents in our community and to remind passersby that the tour is coming soon.

Get an Early Preview

You can get an early-bird peek at the tour during the month of August at **The Gallery ABQ** in Hoffmantown Shopping Center on Menaul. All forty tour participants will have examples of their work on display in the gallery salon.

The opening reception will be held on **August 7, from 4:30 to 8:00 p.m.**, and the exhibit will continue through **August 28**. Gallery hours are **Tuesday through Saturday, 11:00 a.m. to 4:00 p.m.**

Learn More About the Upcoming Sandia Heights Artists Tour

Tour details, participating artists, a downloadable brochure, and an interactive map are available at:
<http://sandiaheightsartists.com>



Claudia Mitchell, president, Sandia Heights Artists, with her muse, Archie, shows off one of the signs of an artist.

Calls to Sandia Heights Security Patrol

Alarms	5
Customer Inquiry	1
Fire/Smoke	1
Neighbor Dispute	1
Newspaper/Package Pickup	24
Open Door/Window/Garage	3
Pet Nuisance	1
Salesman Complaint	1
Snake Call	1
Special Extra Patrol	3
Special Request\Vacation	84
Suspicious Activity	3
Suspicious Person	2
Suspicious Vehicle	5
Vandalism	1
Wildlife Report	2
2026 TOTALS	138

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Sharon's Sandia Heights Market Update Past Year 8/2025 to 8/2026

12 Larger homes For Sale on Larger Lots | Avg Asking price \$1,176,250 Avg Asking price/sf \$291.28

10 Homes Pending | Avg Asking Price \$935,990 Avg Asking price/sf \$285.41

41 Homes Closed past year to date | Avg Sold Price \$1,023,551 Avg Sold price/sf \$262.65

5 Smaller homes on smaller lots | Avg Asking price \$501,800 Avg Asking price/sf \$268.69

2 homes pending | Avg Asking Price \$439,950 Avg Asking price/sf \$225.44

33 Homes Closed past year to date | Avg Sold Price \$506,903 Avg Sold price/sf \$265.09

Note Every Home Is Unique . Price is always based on condition, updates, market appeal, location and views.

Current Interest rates hovering around 6.88% for 30 year conventional & 6.26% VA

SOLD!



18 Sandia Heights Drive NE

SOLD!



906 Tramway Lane NE

SOLD!



908 Tramway Lane NE

SOLD!



1929 Quail Run Drive NE

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3711 SQ FT 4 BD 4 BA .62 Acres

FOR SALE



\$777,000

620 Cedar Hill Rd NE • MLS# 1103987
3229 SQ FT 4BR 3BA .6 Acres

PENDING



18 Cedar Hill Road NE • MLS# 1101364
4844 SQ FT 4BR 5BA .76 Acres



SOLD ABOVE LIST PRICE

2021 Quail Run Dr NE • MLS# 1106170
2338 SQ FT 3BR 2BA .18 Acres

SOLD



51 Rock Ridge Dr NE • MLS# 1096846
4181 SQ FT 3BR 4BA .93 Acres

SOLD



309 Big Horn Ridge Dr NE • MLS# 1102225
5206 SQ FT 4BR 4BA .85 Acres

SOLD



1239 Rockrose Road NE • MLS#1089043
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Architectural Control Committee Logs

Address	Description	Status
975 Antelope Ave	Install patio pavers	Approved
975 Antelope Ave	Replace flagstone walkway	Approved
131 Big Horn Ridge Court	New TPO roof	Approved
11108 Bobcat Place	Restucco house	Approved
547 Black Bear Loop	Driveway renovation	Partially Approved
2308 Calle De Rafael	Replace pedestrian gate	Approved
7743 Cedar Canyon Road	Replace windows	Approved
727-10 Cedar Hill Court	Install solar panels	Approved
2755 Cliffrose Drive	Install shade sail	Incomplete
652 Cougar Loop	Build casita	Incomplete
156 Juniper Hill Road	Replace windows	Approved
404 Live Oak Loop	Repair sidewalk	Approved
412 Live Oak Loop	Install French doors	Approved
412 Live Oak Loop	Restucco wall	Approved
1874 San Bernardino Ave	Replace exterior lights	Approved
1874 San Bernardino Ave	Replace windows	Approved
1415 San Rafael Ave	Repair septic system	Approved

1415 San Rafael Ave	Restucco exterior	Approved
29 Sandia Heights Drive	Replace deck	Approved
206 Spring Creek Drive	Repair water feature	Approved
1802 Tramway Terrace Loop	Install HVAC	Approved
2738 Tramway Circle	Replace garage door	Approved
726-12 Tramway Vista Drive	Replace driveway	Approved
354 White Oaks Drive	Repair stucco	Approved
2765 Wolfberry Place	Restucco house	Incomplete
2770 Wolfberry Place	Install radon mitigation	Partially Approved

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SANDIA HEIGHTS ARTISTS

Studio Tour
Sept. 12-13, 2026
10:00am - 5:00 pm



Scan for Tour Map

Market Stats for Sandia Heights

Total Homes Sold	Avg. Sold Price	Avg. \$/Sq.Ft	Avg. Days on Market
45	\$886,000	\$274	40

***Year to Date as of 7/19/2026

Statistics for Detached Homes Only

FOR SALE
SANDIA HEIGHTS



726 1 Tramway Pl NE

\$550,000

Sandia Heights Listings



scan QR code to see what's for sale

What's Your Home Worth



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PENDING



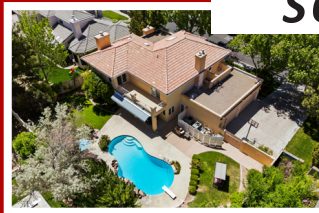
6209 Goldfield Pl NE
\$570,000

FOR SALE

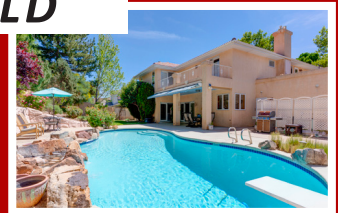


9 La Luz Trl NE
\$365,000

SOLD



11109 Country Club NE
\$885,000



Veronica Gonzales
Associate Broker, CRS
505-440-8956

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