

Local Market Update for May 2024

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Mesa Del Sol – 72

South of Sunport Blvd, East of I-25, West of KAFB, North of Isleta Reservation

Single-Family Detached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	11	7	- 36.4%	25	22	- 12.0%
Pending Sales	2	5	+ 150.0%	23	21	- 8.7%
Closed Sales	10	7	- 30.0%	36	16	- 55.6%
Days on Market Until Sale	53	37	- 30.2%	31	40	+ 29.0%
Median Sales Price*	\$369,007	\$480,000	+ 30.1%	\$368,088	\$455,854	+ 23.8%
Average Sales Price*	\$421,373	\$473,528	+ 12.4%	\$402,119	\$462,561	+ 15.0%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

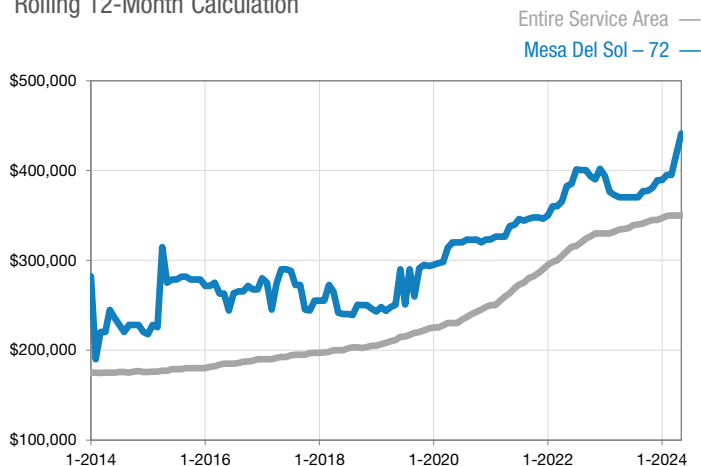
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	121	--	--	121	--
Median Sales Price*	--	\$335,000	--	--	\$335,000	--
Average Sales Price*	--	\$335,000	--	--	\$335,000	--
Percent of List Price Received*	--	97.4%	--	--	97.4%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

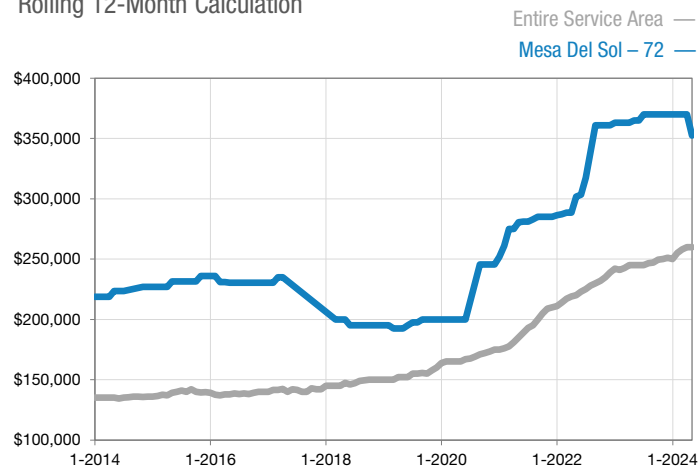
Median Sales Price - Single-Family Detached

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.