

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	1	5	+ 400.0%	31	46	+ 48.4%
Pending Sales	3	6	+ 100.0%	33	36	+ 9.1%
Closed Sales	1	6	+ 500.0%	48	29	- 39.6%
Days on Market Until Sale	53	74	+ 39.6%	31	54	+ 74.2%
Median Sales Price*	\$555,000	\$463,462	- 16.5%	\$377,322	\$461,057	+ 22.2%
Average Sales Price*	\$555,000	\$471,134	- 15.1%	\$408,224	\$470,237	+ 15.2%
Percent of List Price Received*	98.2%	100.2%	+ 2.0%	99.7%	99.1%	- 0.6%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	2.6	+ 136.4%	--	--	--

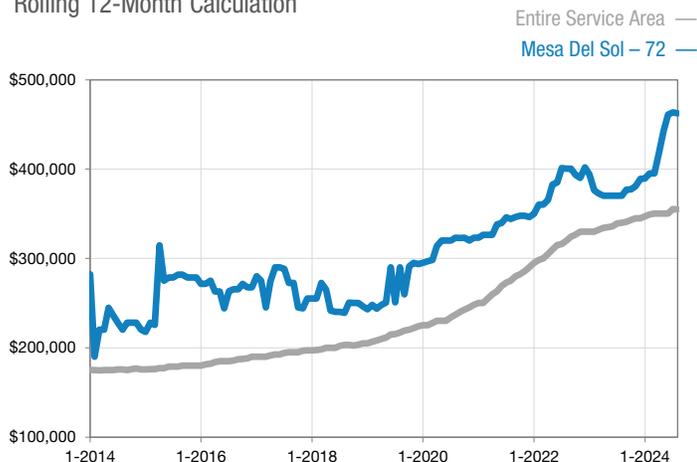
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	19	121	+ 536.8%
Median Sales Price*	--	--	--	\$370,000	\$335,000	- 9.5%
Average Sales Price*	--	--	--	\$370,000	\$335,000	- 9.5%
Percent of List Price Received*	--	--	--	95.1%	97.4%	+ 2.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

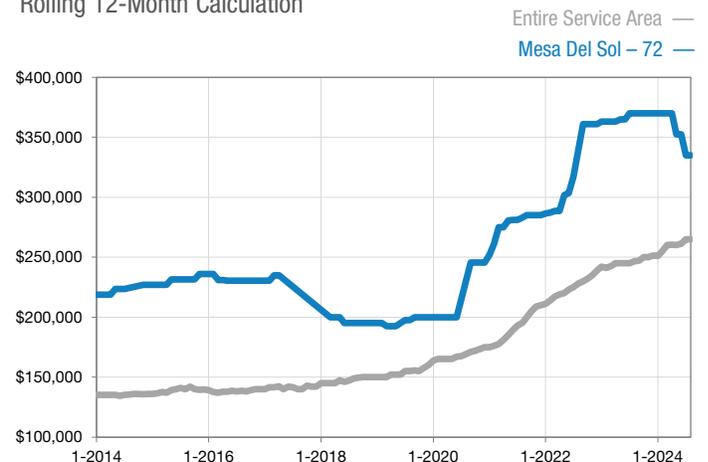
Median Sales Price - Single-Family Detached

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.