

Local Market Update for September 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	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	4	9	+ 125.0%	35	55	+ 57.1%
Pending Sales	2	7	+ 250.0%	35	43	+ 22.9%
Closed Sales	3	5	+ 66.7%	51	35	- 31.4%
Days on Market Until Sale	79	38	- 51.9%	34	51	+ 50.0%
Median Sales Price*	\$429,575	\$452,365	+ 5.3%	\$377,500	\$452,365	+ 19.8%
Average Sales Price*	\$477,272	\$444,271	- 6.9%	\$412,285	\$464,952	+ 12.8%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--

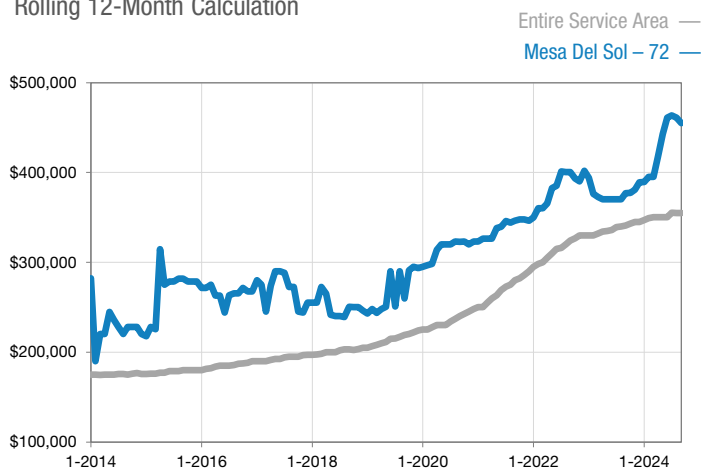
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
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.

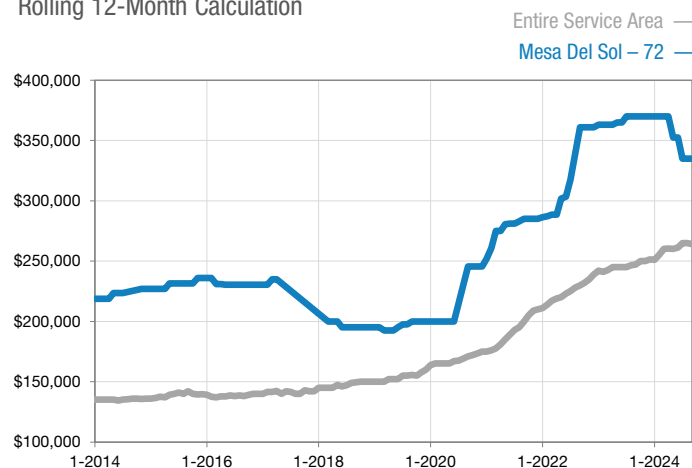
Median Sales Price - Single-Family Detached

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.