

Local Market Update for August 2020

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		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	4	4	0.0%	28	47	+ 67.9%
Pending Sales	4	5	+ 25.0%	24	40	+ 66.7%
Closed Sales	5	6	+ 20.0%	19	33	+ 73.7%
Days on Market Until Sale	80	15	- 81.3%	67	26	- 61.2%
Median Sales Price*	\$249,500	\$373,231	+ 49.6%	\$290,000	\$322,704	+ 11.3%
Average Sales Price*	\$275,147	\$340,065	+ 23.6%	\$289,003	\$322,893	+ 11.7%
Percent of List Price Received*	98.6%	100.3%	+ 1.7%	97.4%	99.5%	+ 2.2%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

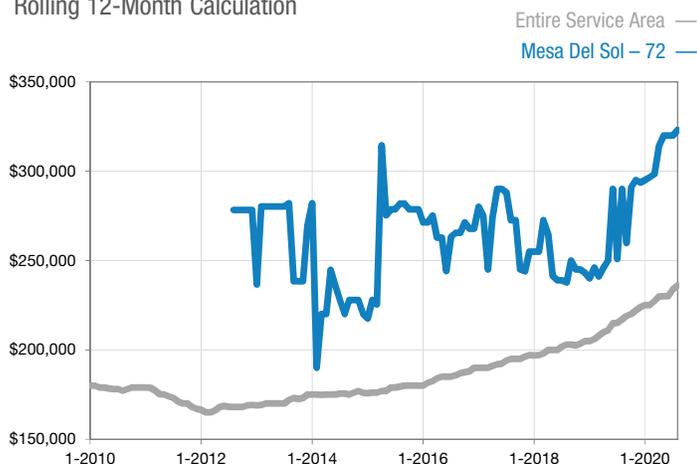
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	0	1	--	2	2	0.0%
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	20	--	--
Median Sales Price*	--	--	--	\$200,000	--	--
Average Sales Price*	--	--	--	\$200,000	--	--
Percent of List Price Received*	--	--	--	95.3%	--	--
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.

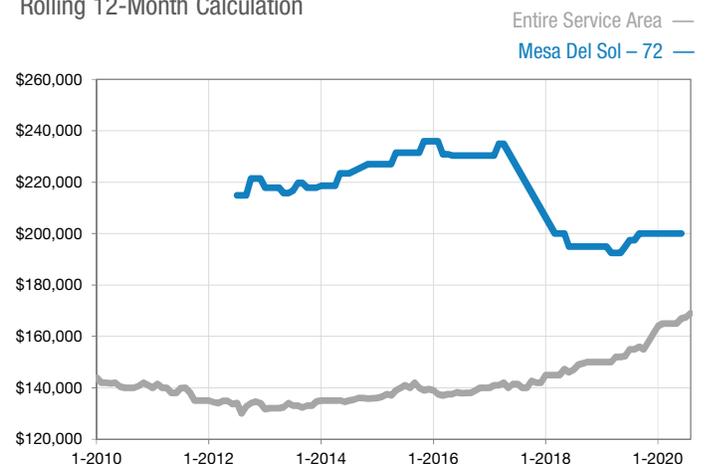
Median Sales Price - Single-Family Detached

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.