

Local Market Update for September 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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	0	15	--	28	62	+ 121.4%
Pending Sales	0	12	--	24	52	+ 116.7%
Closed Sales	3	9	+ 200.0%	22	42	+ 90.9%
Days on Market Until Sale	74	20	- 73.0%	68	25	- 63.2%
Median Sales Price*	\$270,000	\$319,105	+ 18.2%	\$280,000	\$321,352	+ 14.8%
Average Sales Price*	\$277,000	\$318,423	+ 15.0%	\$287,366	\$321,935	+ 12.0%
Percent of List Price Received*	97.4%	99.5%	+ 2.2%	97.4%	99.5%	+ 2.2%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--

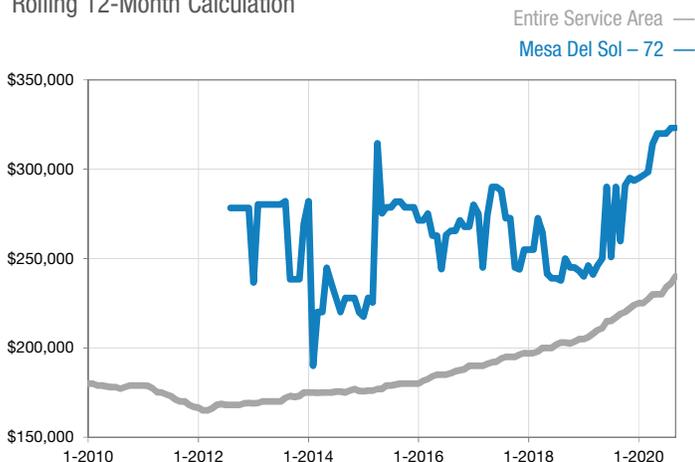
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	0	1	--	2	3	+ 50.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	2	--	1	2	+ 100.0%
Days on Market Until Sale	--	10	--	20	10	- 50.0%
Median Sales Price*	--	\$245,500	--	\$200,000	\$245,500	+ 22.8%
Average Sales Price*	--	\$245,500	--	\$200,000	\$245,500	+ 22.8%
Percent of List Price Received*	--	99.3%	--	95.3%	99.3%	+ 4.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.5	--	--	--	--

* 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.

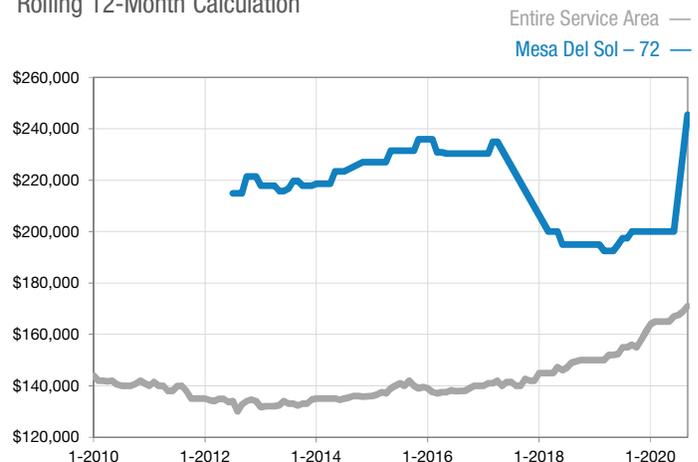
Median Sales Price - Single-Family Detached

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.