

Local Market Update for February 2021

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 | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 2-2020 | Thru 2-2021 | Percent Change |
| New Listings | 2 | 9 | + 350.0% | 7 | 11 | + 57.1% |
| Pending Sales | 2 | 10 | + 400.0% | 3 | 12 | + 300.0% |
| Closed Sales | 2 | 2 | 0.0% | 4 | 6 | + 50.0% |
| Days on Market Until Sale | 0 | 1 | -- | 1 | 45 | + 4400.0% |
| Median Sales Price* | \$309,120 | \$285,307 | - 7.7% | \$309,120 | \$308,100 | - 0.3% |
| Average Sales Price* | \$309,120 | \$285,307 | - 7.7% | \$314,285 | \$327,171 | + 4.1% |
| Percent of List Price Received* | 99.6% | 99.8% | + 0.2% | 99.7% | 99.6% | - 0.1% |
| Inventory of Homes for Sale | 8 | 4 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 0.6 | - 75.0% | -- | -- | -- |

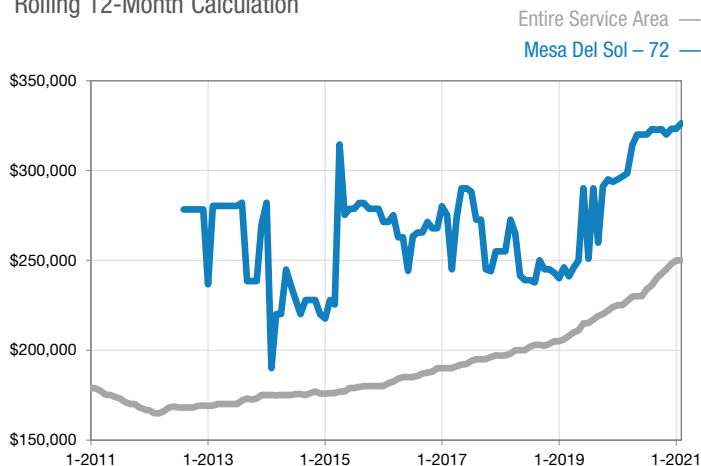
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 2-2020 | Thru 2-2021 | Percent Change |
| New Listings | 0 | 3 | -- | 0 | 3 | -- |
| Pending Sales | 0 | 1 | -- | 0 | 2 | -- |
| Closed Sales | 0 | 1 | -- | 0 | 2 | -- |
| Days on Market Until Sale | -- | 5 | -- | -- | 3 | -- |
| Median Sales Price* | -- | \$270,000 | -- | -- | \$275,334 | -- |
| Average Sales Price* | -- | \$270,000 | -- | -- | \$275,334 | -- |
| Percent of List Price Received* | -- | 100.0% | -- | -- | 98.6% | -- |
| Inventory of Homes for Sale | 0 | 2 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 1.3 | -- | -- | -- | -- |

* 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.

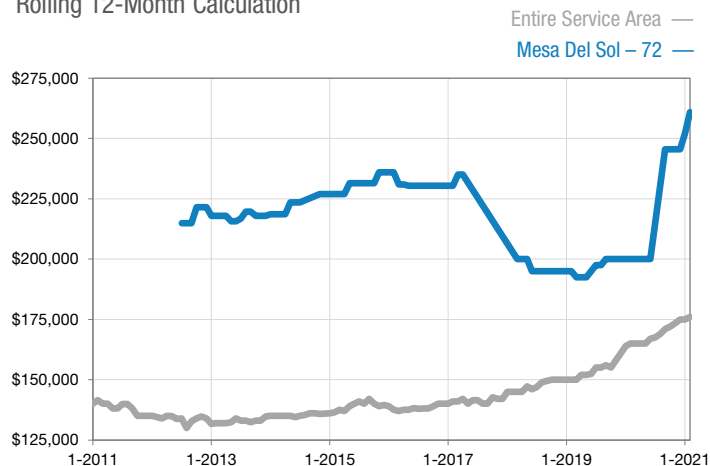
Median Sales Price - Single-Family Detached

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.