Local Market Update for March 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

Mesa Del Sol – 72

South of Sunport Blvd, East of I-25, West of KAFB, North of Isleta Reservation

Single-Family Detached

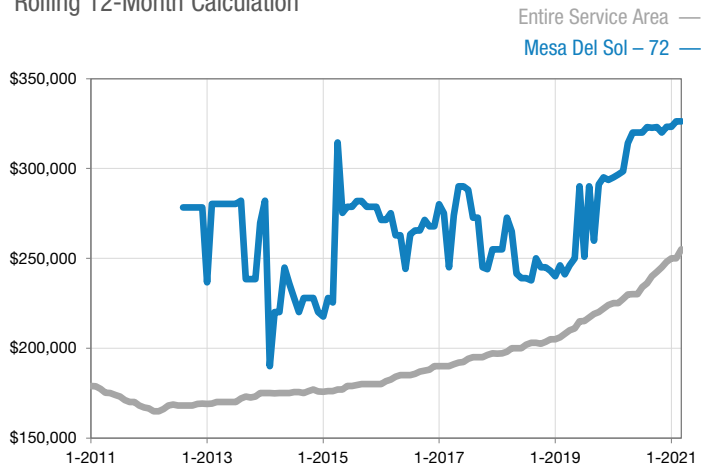| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	1	6	+ 500.0%	8	17	+ 112.5%
Pending Sales	1	5	+ 400.0%	4	17	+ 325.0%
Closed Sales	1	5	+ 400.0%	5	11	+ 120.0%
Days on Market Until Sale	0	18	--	1	33	+ 3200.0%
Median Sales Price*	$450,152	$379,990	- 15.6%	$319,900	$331,200	+ 3.5%
Average Sales Price*	$450,152	$354,189	- 21.3%	$341,458	$339,452	- 0.6%
Percent of List Price Received*	100.1%	100.3%	+ 0.2%	99.7%	99.9%	+ 0.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.8	0.6	- 78.6%	--	--	--

* 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

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	0	2	--	0	5	--
Pending Sales	0	4	--	0	6	--
Closed Sales	0	2	--	0	4	--
Days on Market Until Sale	--	62	--	--	32	--
Median Sales Price*	--	$283,262	--	--	$280,334	--
Average Sales Price*	--	$283,262	--	--	$279,298	--
Percent of List Price Received*	--	94.3%	--	--	96.5%	--
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.
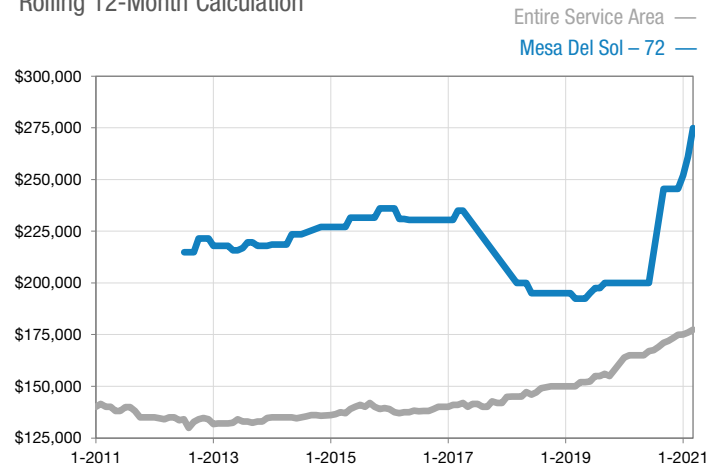
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Mesa Del Sol – 72 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Mesa Del Sol – 72 —

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.