Local Market Update for May 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

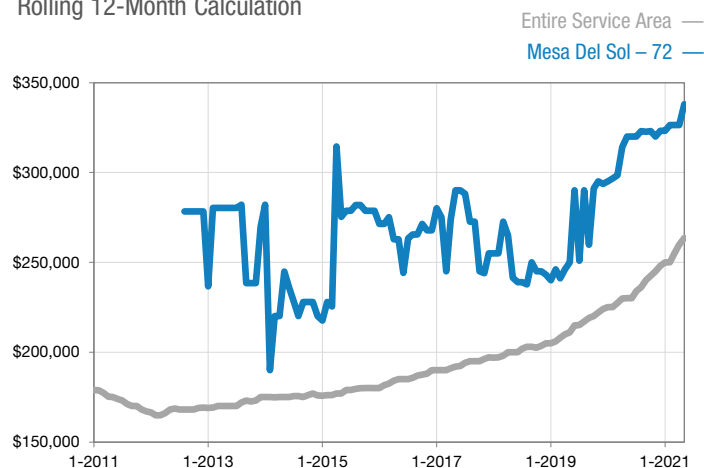| Key Metrics	May 2020	May 2021	Percent Change	Year to Date Thru 5-2020	Year to Date Thru 5-2021	Percent Change
New Listings	3	5	+ 66.7%	32	29	- 9.4%
Pending Sales	2	6	+ 200.0%	23	28	+ 21.7%
Closed Sales	7	10	+ 42.9%	15	26	+ 73.3%
Days on Market Until Sale	50	17	- 66.0%	28	26	- 7.1%
Median Sales Price*	$323,452	$342,808	+ 6.0%	$323,452	$342,808	+ 6.0%
Average Sales Price*	$325,747	$348,901	+ 7.1%	$333,843	$345,352	+ 3.4%
Percent of List Price Received*	99.3%	103.0%	+ 3.7%	99.4%	101.1%	+ 1.7%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.7	0.7	- 74.1%	--	--	--

* 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	May 2020	May 2021	Percent Change	Year to Date Thru 5-2020	Year to Date Thru 5-2021	Percent Change
New Listings	0	0	0.0%	0	7	--
Pending Sales	0	1	--	0	8	--
Closed Sales	0	3	--	0	7	--
Days on Market Until Sale	--	5	--	--	20	--
Median Sales Price*	--	$285,000	--	--	$281,000	--
Average Sales Price*	--	$284,667	--	--	$281,599	--
Percent of List Price Received*	--	99.1%	--	--	97.6%	--
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.
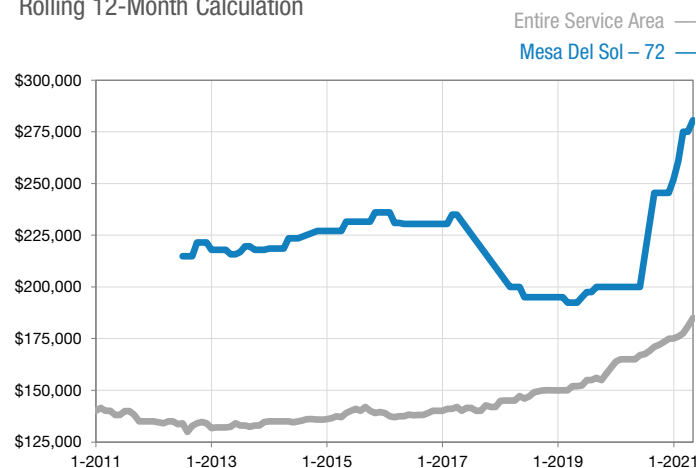
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.