

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	6	3	- 50.0%	43	39	- 9.3%
Pending Sales	7	7	0.0%	34	39	+ 14.7%
Closed Sales	9	8	- 11.1%	27	40	+ 48.1%
Days on Market Until Sale	40	9	- 77.5%	29	24	- 17.2%
Median Sales Price*	\$269,900	\$336,500	+ 24.7%	\$320,000	\$344,000	+ 7.5%
Average Sales Price*	\$307,991	\$331,442	+ 7.6%	\$319,077	\$351,083	+ 10.0%
Percent of List Price Received*	98.9%	101.9%	+ 3.0%	99.3%	101.1%	+ 1.8%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.2	0.3	- 86.4%	--	--	--

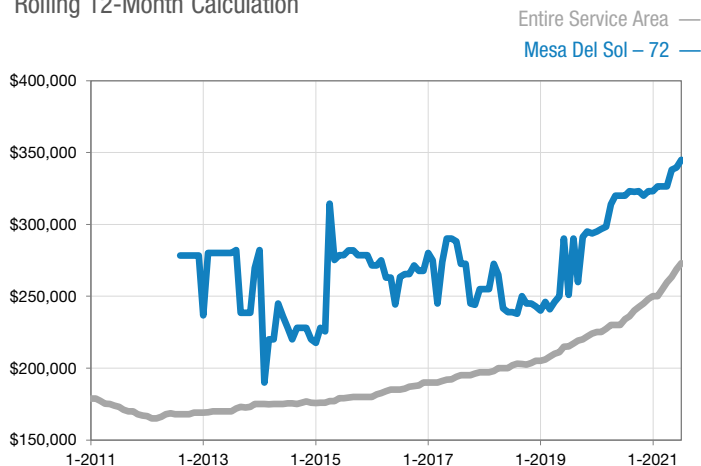
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	1	0	- 100.0%	1	7	+ 600.0%
Pending Sales	0	0	0.0%	0	8	--
Closed Sales	0	0	0.0%	0	9	--
Days on Market Until Sale	--	--	--	--	23	--
Median Sales Price*	--	--	--	--	\$285,000	--
Average Sales Price*	--	--	--	--	\$286,104	--
Percent of List Price Received*	--	--	--	--	98.0%	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.

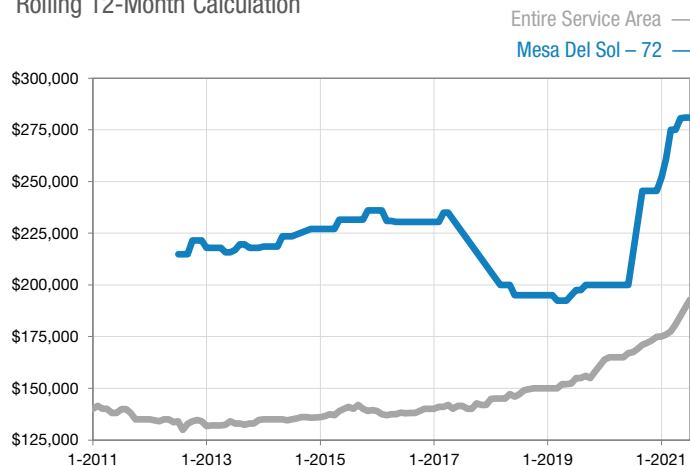
Median Sales Price - Single-Family Detached

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.