

Local Market Update for August 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	4	3	- 25.0%	47	42	- 10.6%
Pending Sales	5	4	- 20.0%	39	43	+ 10.3%
Closed Sales	6	6	0.0%	33	46	+ 39.4%
Days on Market Until Sale	15	55	+ 266.7%	26	28	+ 7.7%
Median Sales Price*	\$373,231	\$378,215	+ 1.3%	\$322,704	\$344,000	+ 6.6%
Average Sales Price*	\$340,065	\$385,140	+ 13.3%	\$322,893	\$355,525	+ 10.1%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	99.5%	100.9%	+ 1.4%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	2.0	0.3	- 85.0%	--	--	--

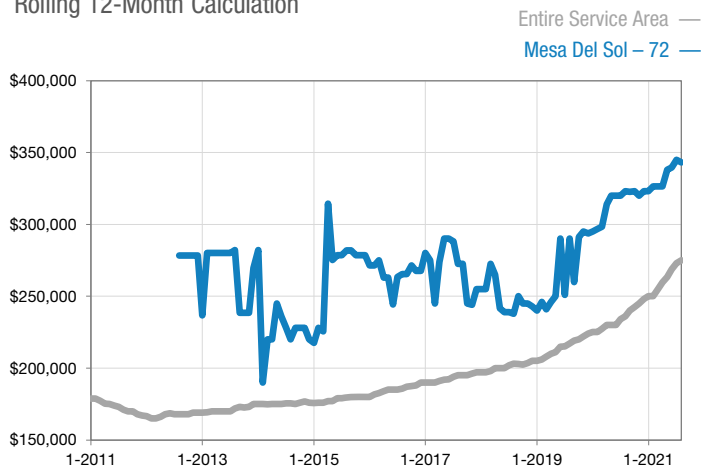
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	1	1	0.0%	2	8	+ 300.0%
Pending Sales	2	1	- 50.0%	2	9	+ 350.0%
Closed Sales	0	1	--	0	10	--
Days on Market Until Sale	--	20	--	--	23	--
Median Sales Price*	--	\$289,000	--	--	\$285,762	--
Average Sales Price*	--	\$289,000	--	--	\$286,394	--
Percent of List Price Received*	--	99.7%	--	--	98.2%	--
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.

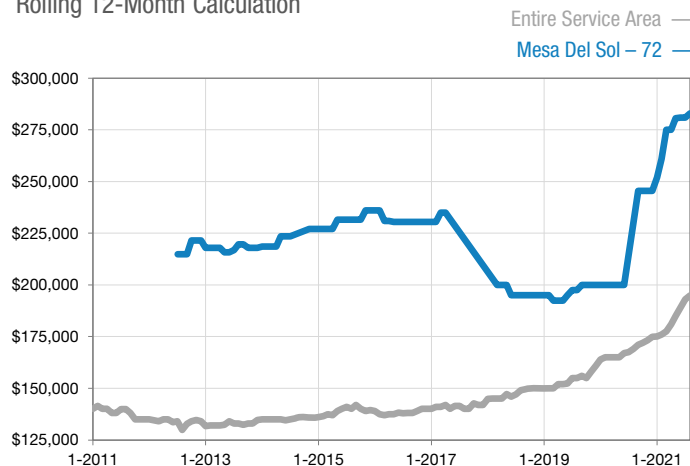
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.