

Local Market Update for February 2022

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	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	9	3	- 66.7%	11	7	- 36.4%
Pending Sales	10	8	- 20.0%	12	9	- 25.0%
Closed Sales	2	5	+ 150.0%	6	7	+ 16.7%
Days on Market Until Sale	1	10	+ 900.0%	45	8	- 82.2%
Median Sales Price*	\$285,307	\$445,000	+ 56.0%	\$308,100	\$441,000	+ 43.1%
Average Sales Price*	\$285,307	\$446,041	+ 56.3%	\$327,171	\$436,381	+ 33.4%
Percent of List Price Received*	99.8%	101.3%	+ 1.5%	99.6%	100.9%	+ 1.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

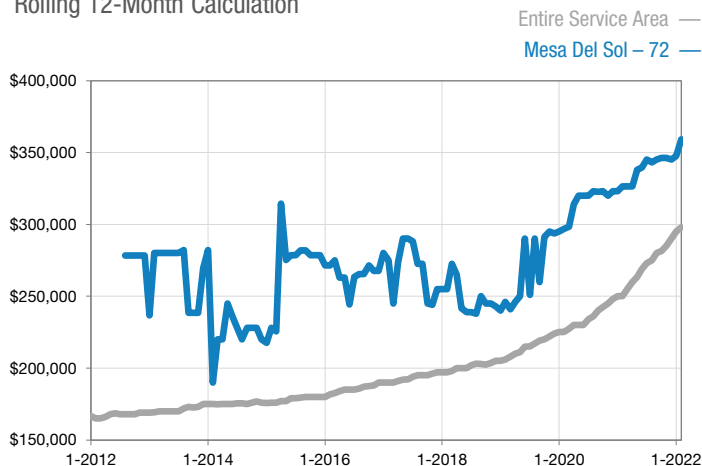
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	3	0	- 100.0%	3	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	5	--	--	3	2	- 33.3%
Median Sales Price*	\$270,000	--	--	\$275,334	\$317,500	+ 15.3%
Average Sales Price*	\$270,000	--	--	\$275,334	\$317,500	+ 15.3%
Percent of List Price Received*	100.0%	--	--	98.6%	105.8%	+ 7.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
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.

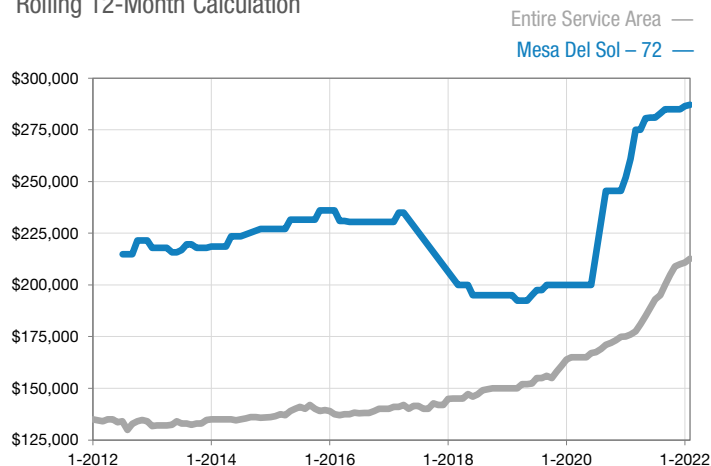
Median Sales Price - Single-Family Detached

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.