

Local Market Update for July 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 | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 7-2021 | Thru 7-2022 | Percent Change |
| New Listings | 3 | 1 | - 66.7% | 39 | 23 | - 41.0% |
| Pending Sales | 6 | 1 | - 83.3% | 37 | 23 | - 37.8% |
| Closed Sales | 8 | 2 | - 75.0% | 40 | 17 | - 57.5% |
| Days on Market Until Sale | 9 | 2 | - 77.8% | 24 | 8 | - 66.7% |
| Median Sales Price* | \$336,500 | \$401,500 | + 19.3% | \$344,000 | \$415,000 | + 20.6% |
| Average Sales Price* | \$331,442 | \$401,500 | + 21.1% | \$351,083 | \$412,468 | + 17.5% |
| Percent of List Price Received* | 101.9% | 95.7% | - 6.1% | 101.1% | 100.0% | - 1.1% |
| Inventory of Homes for Sale | 5 | 3 | - 40.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.7 | - 22.2% | -- | -- | -- |

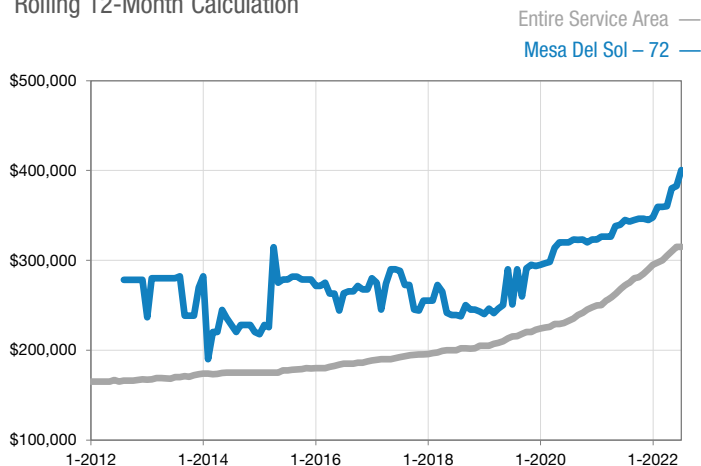
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 7-2021 | Thru 7-2022 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 7 | 2 | - 71.4% |
| Pending Sales | 0 | 0 | 0.0% | 8 | 2 | - 75.0% |
| Closed Sales | 0 | 1 | -- | 9 | 3 | - 66.7% |
| Days on Market Until Sale | -- | 8 | -- | 23 | 4 | - 82.6% |
| Median Sales Price* | -- | \$365,000 | -- | \$285,000 | \$361,000 | + 26.7% |
| Average Sales Price* | -- | \$365,000 | -- | \$286,104 | \$347,833 | + 21.6% |
| Percent of List Price Received* | -- | 101.4% | -- | 98.0% | 102.5% | + 4.6% |
| 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.

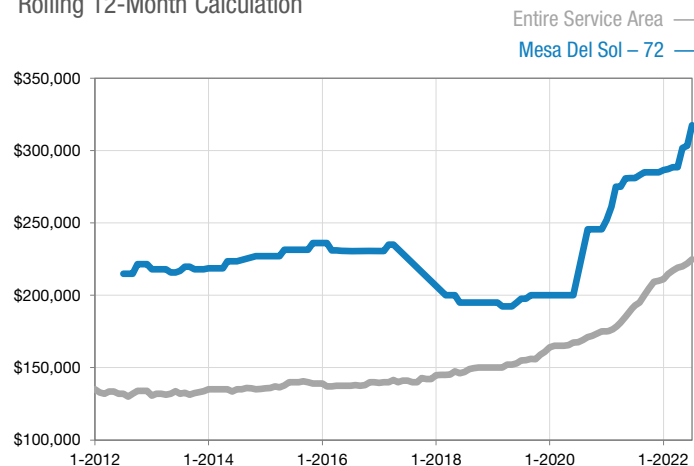
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.