

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	3	3	0.0%	42	26	- 38.1%
Pending Sales	4	5	+ 25.0%	41	28	- 31.7%
Closed Sales	6	1	- 83.3%	46	18	- 60.9%
Days on Market Until Sale	55	2	- 96.4%	28	7	- 75.0%
Median Sales Price*	\$378,215	<b>\$346,000</b>	- 8.5%	\$344,000	<b>\$412,500</b>	+ 19.9%
Average Sales Price*	\$385,140	<b>\$346,000</b>	- 10.2%	\$355,525	<b>\$408,775</b>	+ 15.0%
Percent of List Price Received*	99.4%	<b>100.3%</b>	+ 0.9%	100.9%	<b>100.0%</b>	- 0.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.7	<b>0.2</b>	- 71.4%	--	--	--

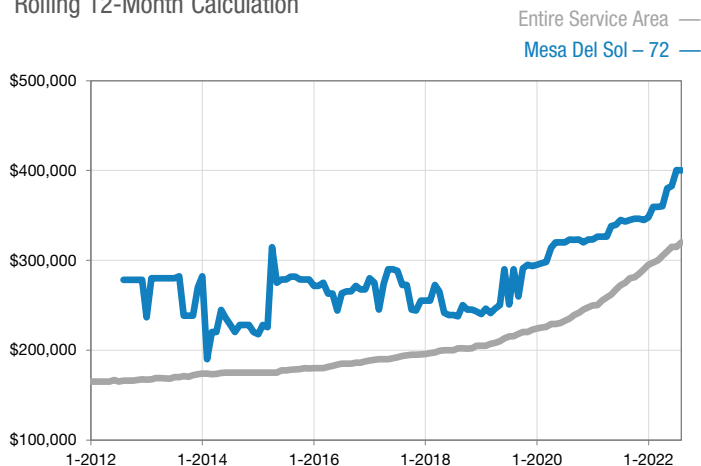
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	1	0	- 100.0%	8	2	- 75.0%
Pending Sales	1	0	- 100.0%	9	2	- 77.8%
Closed Sales	1	0	- 100.0%	10	3	- 70.0%
Days on Market Until Sale	20	--	--	23	4	- 82.6%
Median Sales Price*	\$289,000	--	--	\$285,762	<b>\$361,000</b>	+ 26.3%
Average Sales Price*	\$289,000	--	--	\$286,394	<b>\$347,833</b>	+ 21.5%
Percent of List Price Received*	99.7%	--	--	98.2%	<b>102.5%</b>	+ 4.4%
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.

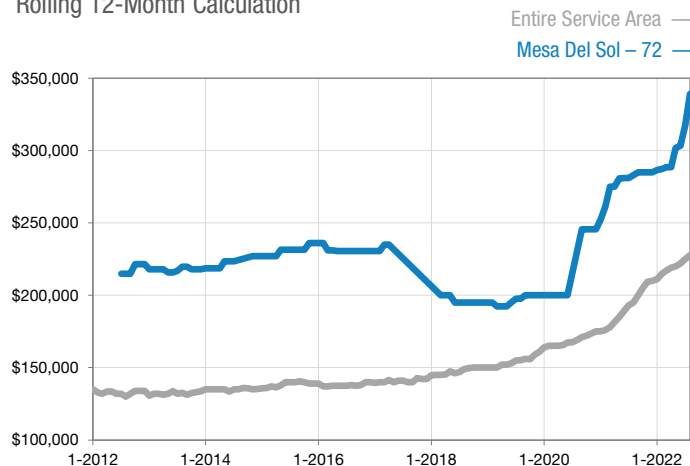
### Median Sales Price - Single-Family Detached

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.