

Local Market Update for October 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	6	4	- 33.3%	53	40	- 24.5%
Pending Sales	6	5	- 16.7%	50	39	- 22.0%
Closed Sales	2	4	+ 100.0%	52	26	- 50.0%
Days on Market Until Sale	39	20	- 48.7%	27	12	- 55.6%
Median Sales Price*	\$340,500	\$348,999	+ 2.5%	\$344,000	\$401,647	+ 16.8%
Average Sales Price*	\$340,500	\$341,219	+ 0.2%	\$354,319	\$395,862	+ 11.7%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	100.7%	100.0%	- 0.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

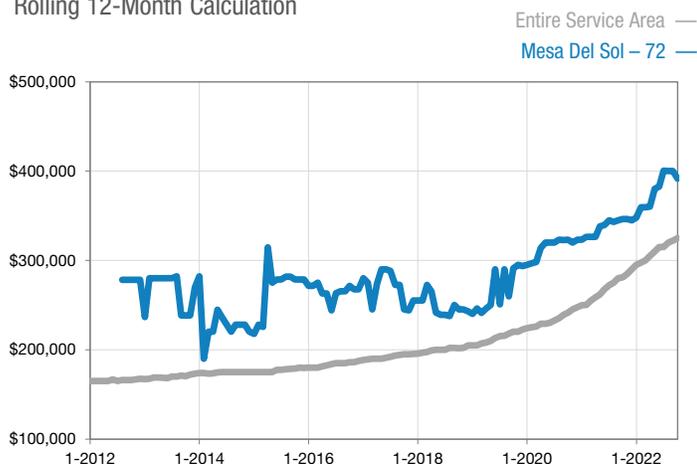
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	0	0	0.0%	8	2	- 75.0%
Pending Sales	0	0	0.0%	9	2	- 77.8%
Closed Sales	0	0	0.0%	11	3	- 72.7%
Days on Market Until Sale	--	--	--	21	4	- 81.0%
Median Sales Price*	--	--	--	\$285,000	\$361,000	+ 26.7%
Average Sales Price*	--	--	--	\$285,994	\$347,833	+ 21.6%
Percent of List Price Received*	--	--	--	98.7%	102.5%	+ 3.9%
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.

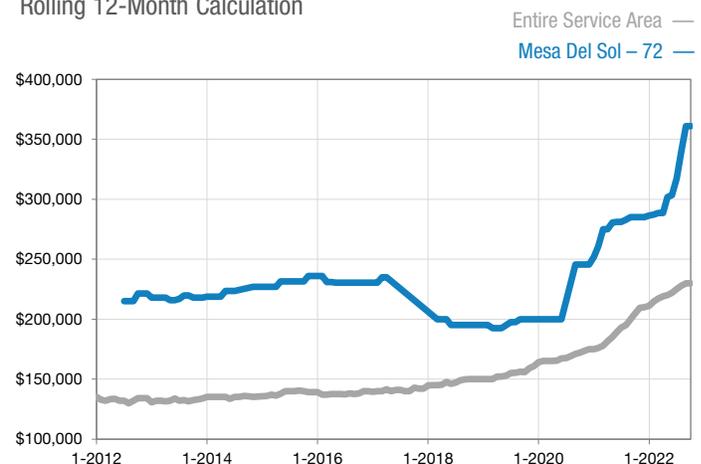
Median Sales Price - Single-Family Detached

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.