

# Local Market Update for February 2023

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	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	3	3	0.0%	7	10	+ 42.9%
Pending Sales	7	4	- 42.9%	7	11	+ 57.1%
Closed Sales	5	4	- 20.0%	7	10	+ 42.9%
Days on Market Until Sale	10	41	+ 310.0%	8	20	+ 150.0%
Median Sales Price*	\$445,000	<b>\$365,182</b>	- 17.9%	\$441,000	<b>\$365,182</b>	- 17.2%
Average Sales Price*	\$446,041	<b>\$419,873</b>	- 5.9%	\$436,381	<b>\$401,850</b>	- 7.9%
Percent of List Price Received*	101.3%	<b>100.3%</b>	- 1.0%	100.9%	<b>100.1%</b>	- 0.8%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.6	<b>1.4</b>	+ 133.3%	--	--	--

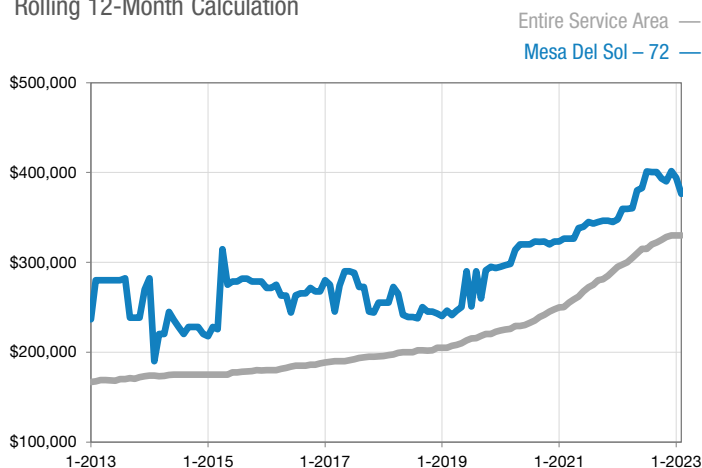
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	2	--	--
Median Sales Price*	--	--	--	\$317,500	--	--
Average Sales Price*	--	--	--	\$317,500	--	--
Percent of List Price Received*	--	--	--	105.8%	--	--
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.

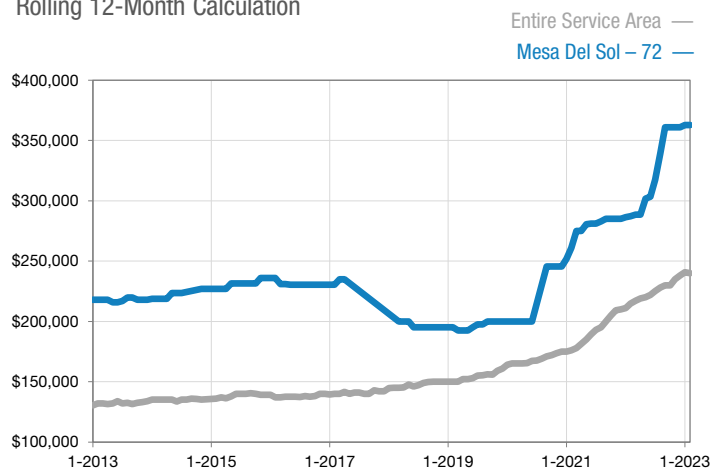
### Median Sales Price - Single-Family Detached

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.