Local Market Update for March 2023

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

Mesa Del Sol – 72

South of Sunport Blvd, East of I-25, West of KAFB, North of Isleta Reservation

Single-Family Detached

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	5	3	- 40.0%	12	13	+ 8.3%
Pending Sales	0	4	--	7	14	+ 100.0%
Closed Sales	3	8	+ 166.7%	10	18	+ 80.0%
Days on Market Until Sale	12	14	+ 16.7%	9	17	+ 88.9%
Median Sales Price*	$403,293	$364,339	- 9.7%	$429,730	$364,339	- 15.2%
Average Sales Price*	$372,764	$400,795	+ 7.5%	$417,296	$401,381	- 3.8%
Percent of List Price Received*	100.5%	100.3%	- 0.2%	100.8%	100.2%	- 0.6%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

* 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.
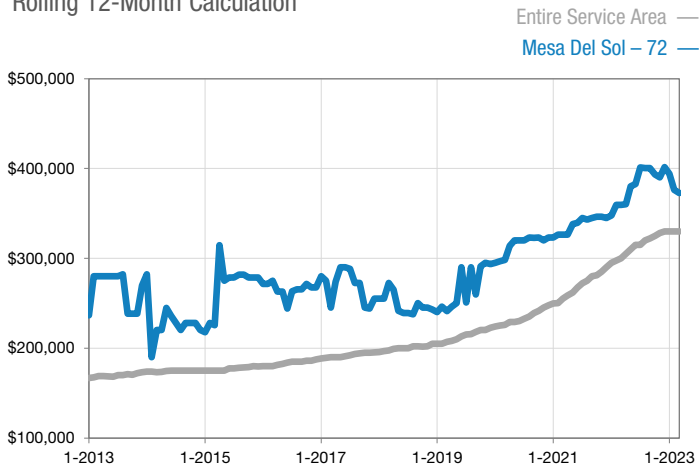
Single-Family Attached

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	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.
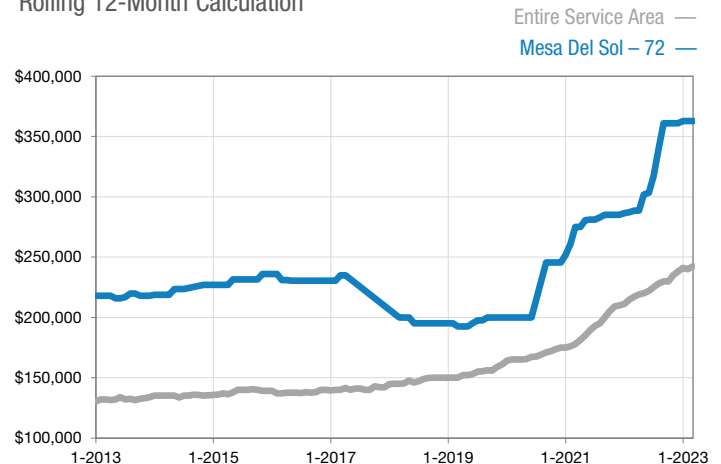
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Mesa Del Sol – 72 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Mesa Del Sol – 72 —

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.