

Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	6	11	+ 83.3%	19	25	+ 31.6%
Pending Sales	5	2	- 60.0%	14	23	+ 64.3%
Closed Sales	2	10	+ 400.0%	12	36	+ 200.0%
Days on Market Until Sale	10	53	+ 430.0%	9	31	+ 244.4%
Median Sales Price*	\$435,000	\$369,007	- 15.2%	\$429,730	\$368,088	- 14.3%
Average Sales Price*	\$435,000	\$421,373	- 3.1%	\$420,247	\$402,119	- 4.3%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	100.3%	100.0%	- 0.3%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

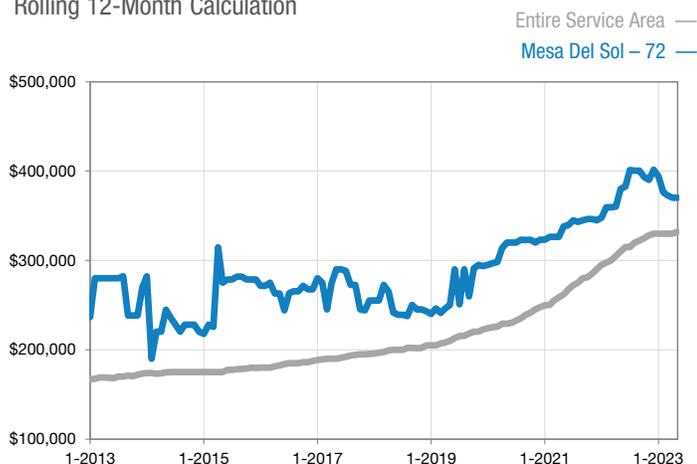
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	1	1	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	3	--	--	3	--	--
Median Sales Price*	\$361,000	--	--	\$339,250	--	--
Average Sales Price*	\$361,000	--	--	\$339,250	--	--
Percent of List Price Received*	100.3%	--	--	103.1%	--	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

* 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.

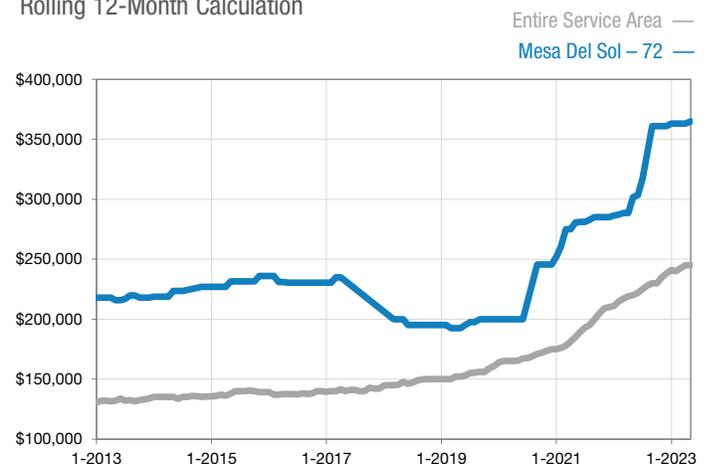
Median Sales Price - Single-Family Detached

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.