

Local Market Update for July 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	1	1	0.0%	23	30	+ 30.4%
Pending Sales	1	4	+ 300.0%	20	32	+ 60.0%
Closed Sales	3	3	0.0%	18	47	+ 161.1%
Days on Market Until Sale	5	7	+ 40.0%	8	31	+ 287.5%
Median Sales Price*	\$420,000	\$390,000	- 7.1%	\$417,500	\$377,281	- 9.6%
Average Sales Price*	\$414,333	\$449,879	+ 8.6%	\$413,998	\$405,101	- 2.1%
Percent of List Price Received*	95.7%	99.5%	+ 4.0%	99.7%	99.8%	+ 0.1%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

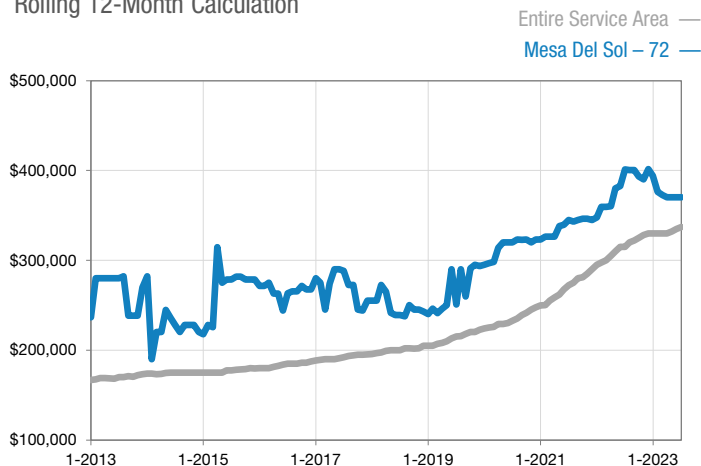
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Days on Market Until Sale	8	19	+ 137.5%	4	19	+ 375.0%
Median Sales Price*	\$365,000	\$370,000	+ 1.4%	\$361,000	\$370,000	+ 2.5%
Average Sales Price*	\$365,000	\$370,000	+ 1.4%	\$347,833	\$370,000	+ 6.4%
Percent of List Price Received*	101.4%	95.1%	- 6.2%	102.5%	95.1%	- 7.2%
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.

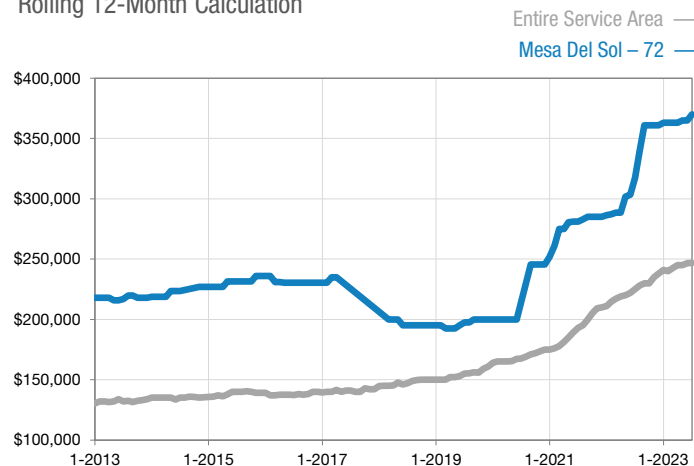
Median Sales Price - Single-Family Detached

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.