

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	3	1	- 66.7%	26	31	+ 19.2%
Pending Sales	3	4	+ 33.3%	23	36	+ 56.5%
Closed Sales	1	1	0.0%	19	48	+ 152.6%
Days on Market Until Sale	2	53	+ 2550.0%	7	31	+ 342.9%
Median Sales Price*	\$346,000	\$555,000	+ 60.4%	\$415,000	\$377,322	- 9.1%
Average Sales Price*	\$346,000	\$555,000	+ 60.4%	\$410,419	\$408,224	- 0.5%
Percent of List Price Received*	100.3%	98.2%	- 2.1%	99.7%	99.7%	0.0%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--

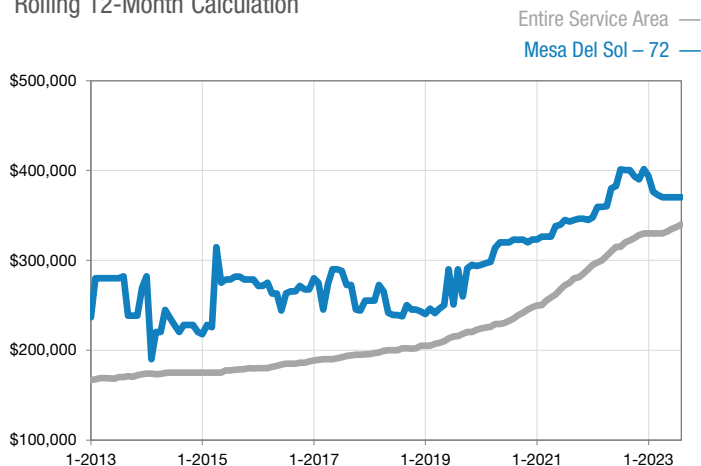
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

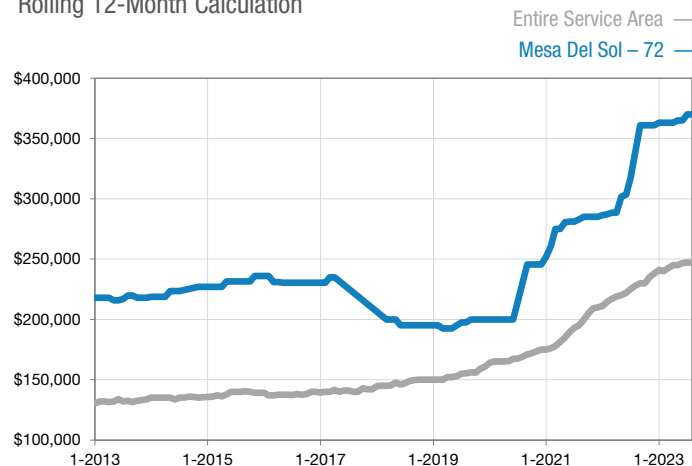
### Median Sales Price - Single-Family Detached

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.