

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	10	4	- 60.0%	36	35	- 2.8%
Pending Sales	7	2	- 71.4%	30	36	+ 20.0%
Closed Sales	4	3	- 25.0%	23	51	+ 121.7%
Days on Market Until Sale	25	79	+ 216.0%	10	34	+ 240.0%
Median Sales Price*	\$370,132	\$429,575	+ 16.1%	\$410,000	\$377,500	- 7.9%
Average Sales Price*	\$392,394	\$477,272	+ 21.6%	\$407,284	\$412,285	+ 1.2%
Percent of List Price Received*	101.1%	100.3%	- 0.8%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

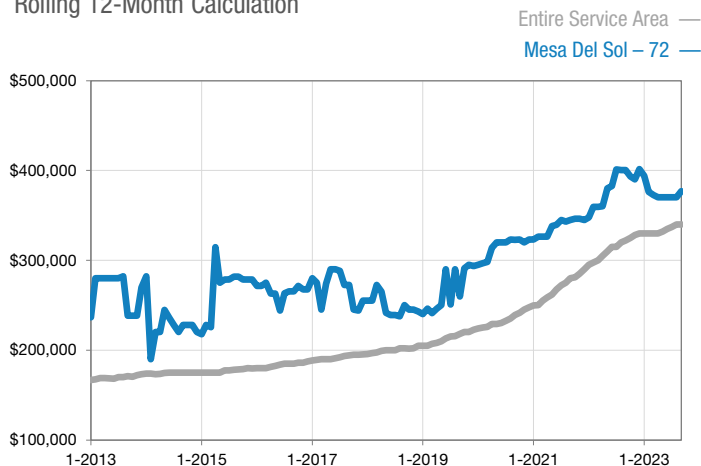
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	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.

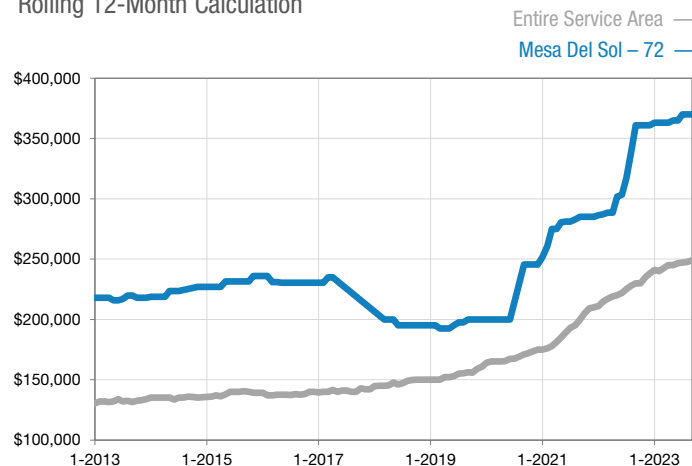
Median Sales Price - Single-Family Detached

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.