

# Local Market Update for October 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          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | Thru 10-2022 | Thru 10-2023     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 4         | 5                | + 25.0%        | 40           | 40               | 0.0%           |
| Pending Sales                   | 5         | 5                | 0.0%           | 35           | 41               | + 17.1%        |
| Closed Sales                    | 4         | 3                | - 25.0%        | 27           | 54               | + 100.0%       |
| Days on Market Until Sale       | 20        | 71               | + 255.0%       | 12           | 36               | + 200.0%       |
| Median Sales Price*             | \$348,999 | <b>\$372,369</b> | + 6.7%         | \$403,293    | <b>\$377,432</b> | - 6.4%         |
| Average Sales Price*            | \$341,219 | <b>\$375,989</b> | + 10.2%        | \$397,497    | <b>\$410,269</b> | + 3.2%         |
| Percent of List Price Received* | 99.3%     | <b>98.2%</b>     | - 1.1%         | 99.9%        | <b>99.7%</b>     | - 0.2%         |
| Inventory of Homes for Sale     | 6         | 5                | - 16.7%        | --           | --               | --             |
| Months Supply of Inventory      | 1.4       | <b>0.9</b>       | - 35.7%        | --           | --               | --             |

\* 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          | October |      |                | Year to Date |                  |                |
|---------------------------------|---------|------|----------------|--------------|------------------|----------------|
|                                 | 2022    | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023     | Percent Change |
| <b>Key Metrics</b>              |         |      |                |              |                  |                |
| 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    | <b>\$370,000</b> | + 2.5%         |
| Average Sales Price*            | --      | --   | --             | \$347,833    | <b>\$370,000</b> | + 6.4%         |
| Percent of List Price Received* | --      | --   | --             | 102.5%       | <b>95.1%</b>     | - 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.

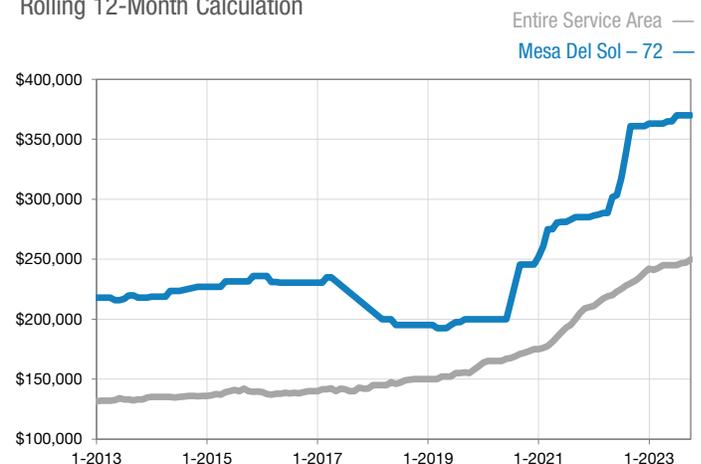
### Median Sales Price - Single-Family Detached

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.