

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 | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| 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 | \$372,369 | + 6.7% | \$403,293 | \$377,432 | - 6.4% |
| Average Sales Price* | \$341,219 | \$375,989 | + 10.2% | \$397,497 | \$410,269 | + 3.2% |
| Percent of List Price Received* | 99.3% | 98.2% | - 1.1% | 99.9% | 99.7% | - 0.2% |
| Inventory of Homes for Sale | 6 | 5 | - 16.7% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 0.9 | - 35.7% | -- | -- | -- |

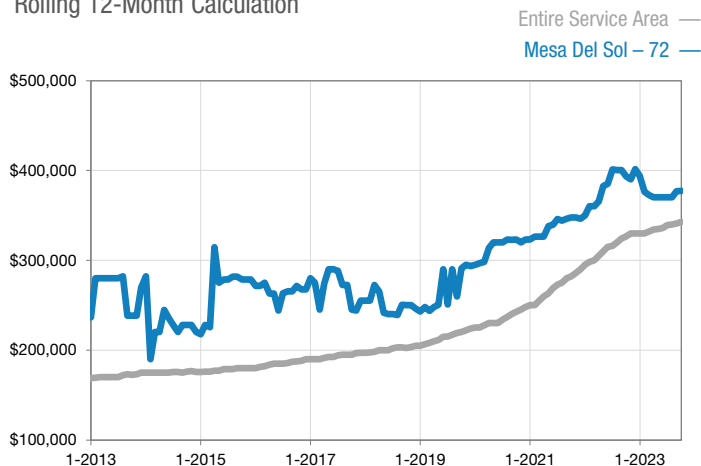
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | 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.

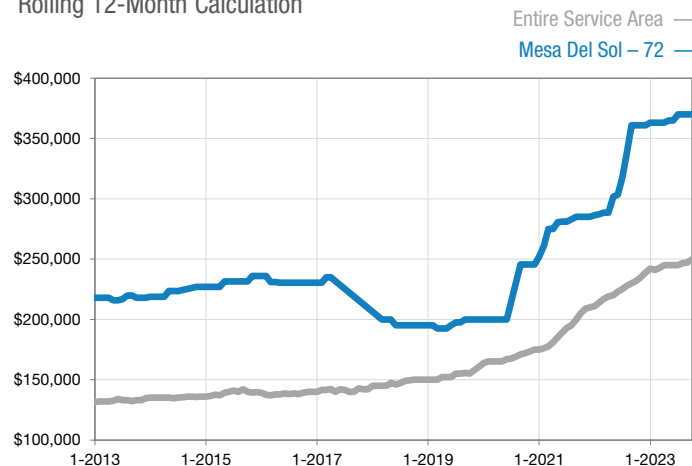
Median Sales Price - Single-Family Detached

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.