Local Market Update for October 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

Mesa Del Sol – 72

South of Sunport Blvd, East of I-25, West of KAFB, North of Isleta Reservation

Single-Family Detached

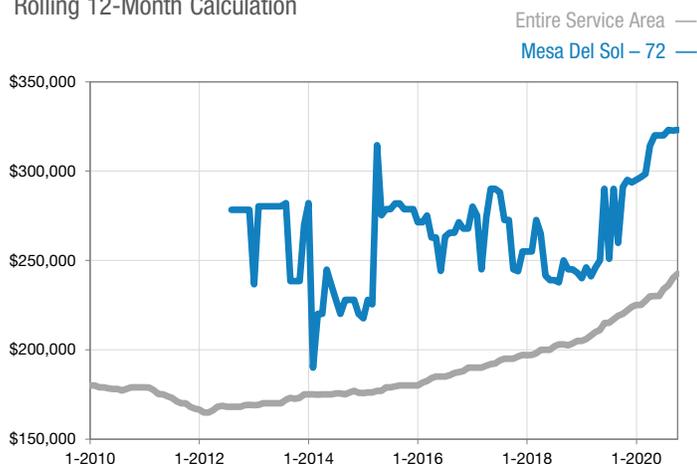| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	1	6	+ 500.0%	29	68	+ 134.5%
Pending Sales	1	5	+ 400.0%	25	57	+ 128.0%
Closed Sales	2	3	+ 50.0%	24	46	+ 91.7%
Days on Market Until Sale	90	72	- 20.0%	70	30	- 57.1%
Median Sales Price*	$334,564	$340,976	+ 1.9%	$291,155	$321,352	+ 10.4%
Average Sales Price*	$334,564	$349,442	+ 4.4%	$291,299	$322,339	+ 10.7%
Percent of List Price Received*	102.3%	100.8%	- 1.5%	97.8%	99.5%	+ 1.7%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	--	--	--	20	10	- 50.0%
Median Sales Price*	--	--	--	$200,000	$245,500	+ 22.8%
Average Sales Price*	--	--	--	$200,000	$245,500	+ 22.8%
Percent of List Price Received*	--	--	--	95.3%	99.3%	+ 4.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.5	--	--	--	--

* 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.
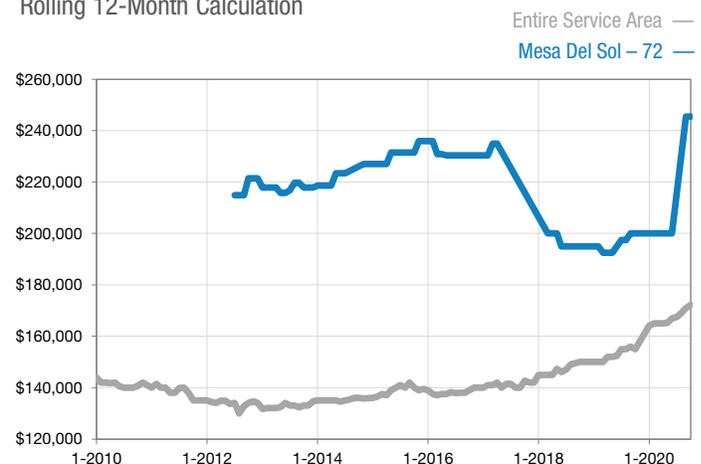
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Mesa Del Sol – 72 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Mesa Del Sol – 72 —

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.