

Local Market Update for July 2020

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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	1	6	+ 500.0%	24	43	+ 79.2%
Pending Sales	3	10	+ 233.3%	20	37	+ 85.0%
Closed Sales	3	9	+ 200.0%	14	27	+ 92.9%
Days on Market Until Sale	28	40	+ 42.9%	62	29	- 53.2%
Median Sales Price*	\$245,000	\$269,900	+ 10.2%	\$292,500	\$320,000	+ 9.4%
Average Sales Price*	\$253,667	\$307,991	+ 21.4%	\$293,951	\$319,077	+ 8.5%
Percent of List Price Received*	96.0%	98.9%	+ 3.0%	96.9%	99.3%	+ 2.5%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

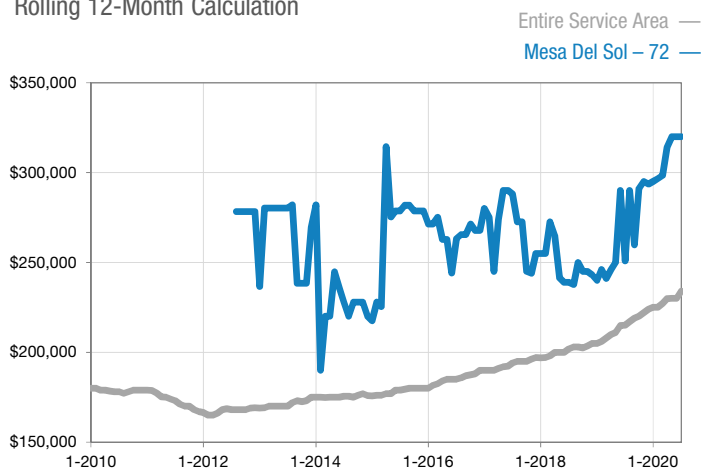
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	0	1	--	2	1	- 50.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	20	--	--	20	--	--
Median Sales Price*	\$200,000	--	--	\$200,000	--	--
Average Sales Price*	\$200,000	--	--	\$200,000	--	--
Percent of List Price Received*	95.3%	--	--	95.3%	--	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

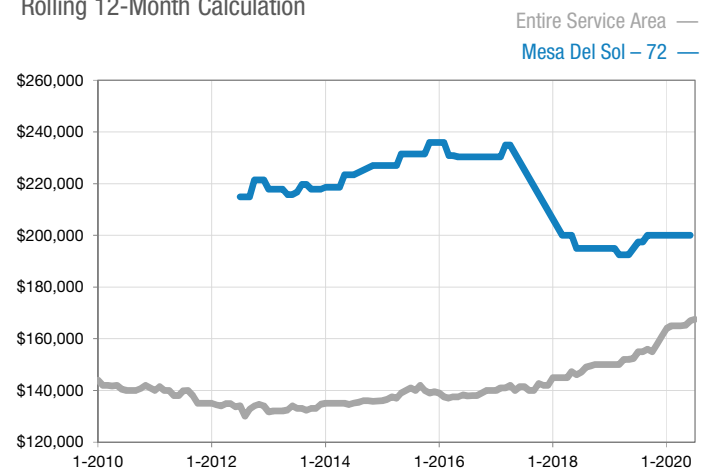
Median Sales Price - Single-Family Detached

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.