

Local Market Update for December 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	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	13	0	- 100.0%	43	70	+ 62.8%
Pending Sales	9	6	- 33.3%	35	62	+ 77.1%
Closed Sales	1	5	+ 400.0%	28	57	+ 103.6%
Days on Market Until Sale	36	5	- 86.1%	64	29	- 54.7%
Median Sales Price*	\$231,000	\$350,000	+ 51.5%	\$293,655	\$322,704	+ 9.9%
Average Sales Price*	\$231,000	\$356,197	+ 54.2%	\$296,362	\$327,355	+ 10.5%
Percent of List Price Received*	96.3%	100.4%	+ 4.3%	98.1%	99.7%	+ 1.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

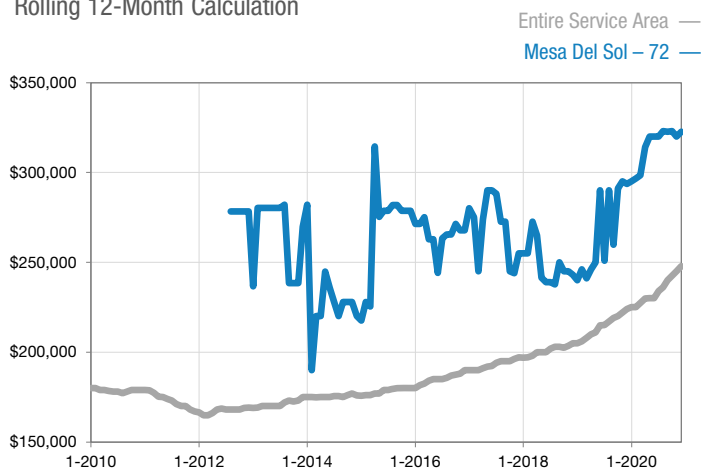
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2019	2020	Percent Change	Thru 12-2019	Thru 12-2020	Percent Change
Key Metrics						
New Listings	0	2	--	2	5	+ 150.0%
Pending Sales	0	2	--	1	4	+ 300.0%
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.

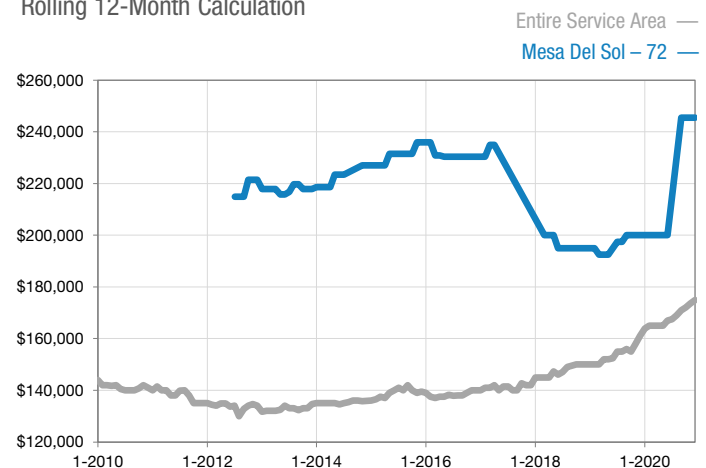
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.