

Local Market Update for October 2024

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	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	5	8	+ 60.0%	40	63	+ 57.5%
Pending Sales	4	1	- 75.0%	39	44	+ 12.8%
Closed Sales	3	6	+ 100.0%	54	41	- 24.1%
Days on Market Until Sale	71	46	- 35.2%	36	50	+ 38.9%
Median Sales Price*	\$372,369	\$492,329	+ 32.2%	\$377,432	\$454,990	+ 20.5%
Average Sales Price*	\$375,989	\$480,941	+ 27.9%	\$410,269	\$467,292	+ 13.9%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	99.7%	99.0%	- 0.7%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	1.4	4.2	+ 200.0%	--	--	--

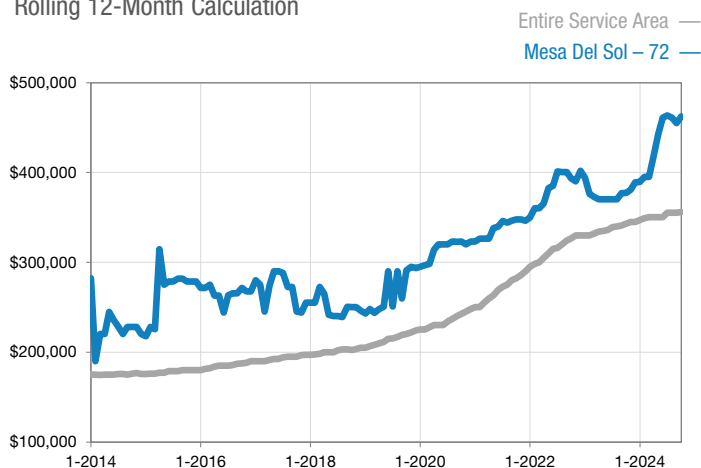
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	19	121	+ 536.8%
Median Sales Price*	--	--	--	\$370,000	\$335,000	- 9.5%
Average Sales Price*	--	--	--	\$370,000	\$335,000	- 9.5%
Percent of List Price Received*	--	--	--	95.1%	97.4%	+ 2.4%
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.

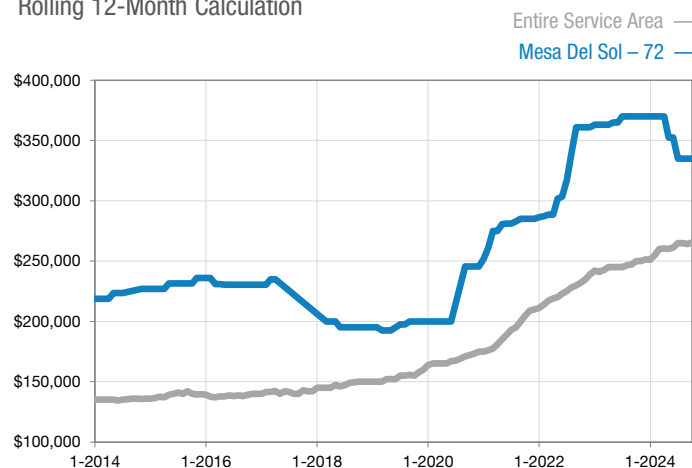
Median Sales Price - Single-Family Detached

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.