

Local Market Update for July 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	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	1	5	+ 400.0%	30	41	+ 36.7%
Pending Sales	2	7	+ 250.0%	30	30	0.0%
Closed Sales	3	2	- 33.3%	47	22	- 53.2%
Days on Market Until Sale	7	18	+ 157.1%	31	46	+ 48.4%
Median Sales Price*	\$390,000	\$531,250	+ 36.2%	\$377,281	\$455,854	+ 20.8%
Average Sales Price*	\$449,879	\$531,250	+ 18.1%	\$405,101	\$468,731	+ 15.7%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.8%	98.8%	- 1.0%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	3.3	+ 135.7%	--	--	--

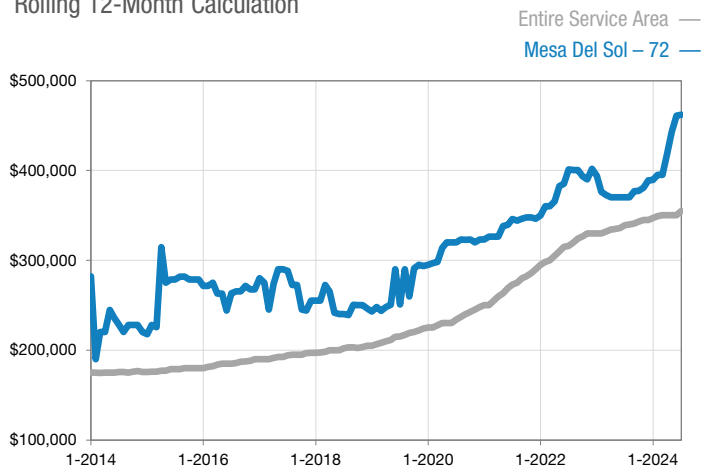
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	19	--	--	19	121	+ 536.8%
Median Sales Price*	\$370,000	--	--	\$370,000	\$335,000	- 9.5%
Average Sales Price*	\$370,000	--	--	\$370,000	\$335,000	- 9.5%
Percent of List Price Received*	95.1%	--	--	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.

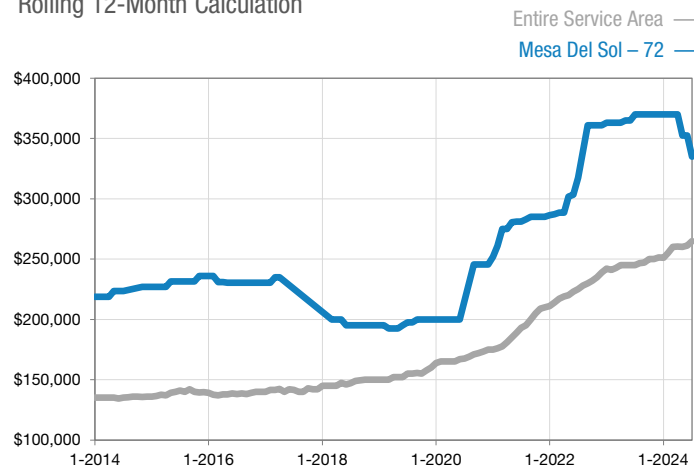
Median Sales Price - Single-Family Detached

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.