MESA RIDGE

NOVEMBER 2026 | LUXURY REAL ESTATE MARKET REPORT

ACTIVE LISTINGS	CLOSED SALES	MEDIAN SALE PRICE
11	**9**	**$2.80M**
1 additional home under contract	$24.22M total volume	June–November 2026 closings

MARKET AT A GLANCE

The supplied Mesa Ridge MLS exports identify 11 active single-family homes, one under contract and nine closed transactions. Active asking prices range from $2.48 million to $3.40 million; closed prices range from $2.00 million to $3.25 million.

MEDIAN ASKING PRICE	EST. MONTHS OF SUPPLY	MEDIAN SOLD DOM
$3.00M	**14.7**	**53 days**
Active homes only	Assumes 12-month sales coverage	MLS-reported marketing time

PRICING AND NEGOTIATING LEVERAGE

Aggregate closing prices represent **97.0%** of final asking prices and **93.8%** of original asking prices. Three of nine sold listings recorded reductions from original to final list price. One closed above its final asking price.

TED’S MARKET PERSPECTIVE

Available inventory is substantial relative to the recorded sales pace. Buyers have choices, while sellers benefit from accurate initial pricing, exceptional presentation and targeted marketing. Individual home features, views and upgrades remain important to valuation.

Source: LVR MLS exports supplied November 2026; sold report dated November 23. The search start date is not shown. Months of supply assumes nine sales over 12 months. Information deemed reliable but not guaranteed.

MARKET DETAIL

NOVEMBER 2026 | AGGREGATE TRANSACTION ANALYSIS

PRICE SEGMENT ACTIVITY

Price segment	Active	Closed	Closed volume
Below $2.5M	2	4	$9.17M
$2.5M–under $3M	4	2	$5.70M
$3M and above	5	3	$9.35M
Total	11	9	$24.22M

Active and sold homes are grouped by current asking and actual closing prices respectively. The under-contract home is excluded from active inventory.

MARKETING TIME

Active listings have a median reported market time of 45 days, ranging from 3 to 306 days. Closed listings have a median of 53 days, ranging from 4 to 164 days. Reported DOM may not capture prior listing periods or relistings.

HOW TO INTERPRET THE FIGURES

Aggregate sale-to-list ratio is total closing price divided by total corresponding asking price. Estimated inventory is 11 active homes divided by nine assumed annual sales, multiplied by 12. The small sample and unverified search start date limit the precision of this estimate.

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