Local Market Update for February 2017

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.

gaar

Los Lunas – 700

South of Bemalillo County Line, East of I-25, West of Rio Grande River, North of Miller Rd

Single-Family Detached

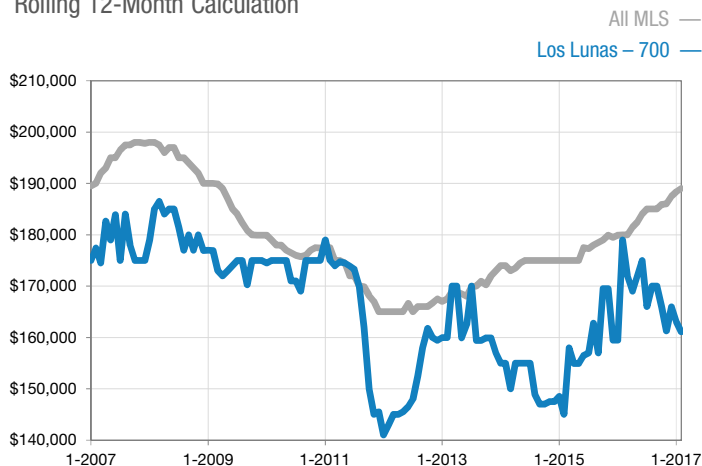| Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	34	21	- 38.2%	49	34	- 30.6%
Pending Sales	11	10	- 9.1%	25	19	- 24.0%
Closed Sales	11	12	+ 9.1%	13	21	+ 61.5%
Days on Market Until Sale	165	71	- 57.0%	169	63	- 62.7%
Median Sales Price*	$187,500	$173,340	- 7.6%	$187,500	$149,000	- 20.5%
Average Sales Price*	$176,528	$168,117	- 4.8%	$175,754	$154,311	- 12.2%
Percent of List Price Received*	96.3%	94.5%	- 1.9%	96.4%	96.7%	+ 0.3%
Inventory of Homes for Sale	78	49	- 37.2%	--	--	--
Months Supply of Inventory	7.9	3.8	- 51.9%	--	--	--

* 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

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	3	3	0.0%	7	4	- 42.9%
Pending Sales	2	2	0.0%	4	2	- 50.0%
Closed Sales	2	2	0.0%	3	4	+ 33.3%
Days on Market Until Sale	3	83	+ 2666.7%	21	67	+ 219.0%
Median Sales Price*	$114,950	$105,752	- 8.0%	$110,000	$111,000	+ 0.9%
Average Sales Price*	$114,950	$105,752	- 8.0%	$102,800	$108,376	+ 5.4%
Percent of List Price Received*	100.2%	98.7%	- 1.5%	100.4%	100.7%	+ 0.3%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	4.0	1.3	- 67.5%	--	--	--

* 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.
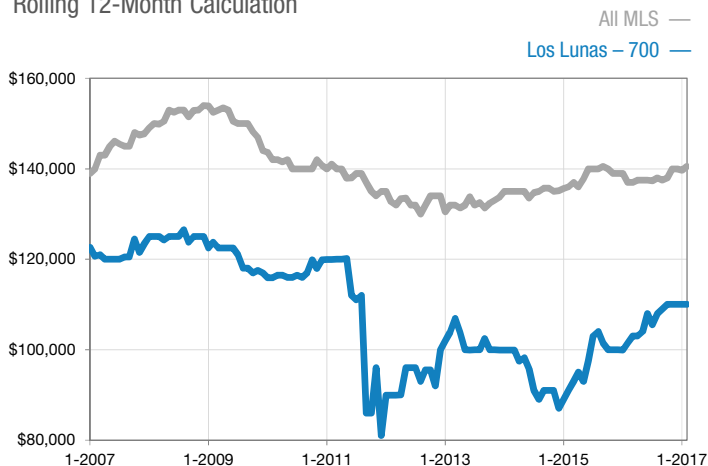
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Los Lunas – 700 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
Los Lunas – 700 —

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.