

Local Market Update for August 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



West Los Lunas – 701

East of Arroyo Rd, West of I-25, South of Isleta Reservation, North of Arroyo Rd and I-25

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	13	19	+ 46.2%	85	91	+ 7.1%
Pending Sales	7	21	+ 200.0%	60	79	+ 31.7%
Closed Sales	11	10	- 9.1%	64	59	- 7.8%
Days on Market Until Sale	143	82	- 42.7%	90	59	- 34.4%
Median Sales Price*	\$188,900	\$254,250	+ 34.6%	\$190,000	\$234,900	+ 23.6%
Average Sales Price*	\$202,368	\$258,709	+ 27.8%	\$206,111	\$238,581	+ 15.8%
Percent of List Price Received*	98.0%	99.4%	+ 1.4%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--

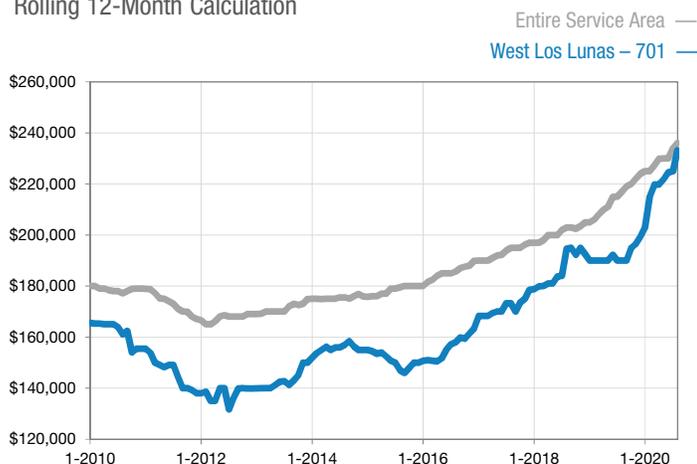
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	4	0	- 100.0%
Pending Sales	0	0	0.0%	3	0	- 100.0%
Closed Sales	0	0	0.0%	3	0	- 100.0%
Days on Market Until Sale	--	--	--	18	--	--
Median Sales Price*	--	--	--	\$165,000	--	--
Average Sales Price*	--	--	--	\$163,333	--	--
Percent of List Price Received*	--	--	--	97.4%	--	--
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.