

Local Market Update for August 2020

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



Los Lunas – 700

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

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	21	22	+ 4.8%	190	164	- 13.7%
Pending Sales	19	30	+ 57.9%	141	159	+ 12.8%
Closed Sales	21	24	+ 14.3%	128	132	+ 3.1%
Days on Market Until Sale	51	33	- 35.3%	62	41	- 33.9%
Median Sales Price*	\$223,000	\$251,995	+ 13.0%	\$202,500	\$233,495	+ 15.3%
Average Sales Price*	\$211,895	\$260,882	+ 23.1%	\$200,950	\$242,053	+ 20.5%
Percent of List Price Received*	98.0%	99.1%	+ 1.1%	97.8%	98.7%	+ 0.9%
Inventory of Homes for Sale	61	24	- 60.7%	--	--	--
Months Supply of Inventory	3.9	1.3	- 66.7%	--	--	--

* 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	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	24	14	- 41.7%
Pending Sales	3	1	- 66.7%	22	16	- 27.3%
Closed Sales	5	1	- 80.0%	20	18	- 10.0%
Days on Market Until Sale	40	1	- 97.5%	45	31	- 31.1%
Median Sales Price*	\$134,000	\$171,000	+ 27.6%	\$133,250	\$144,660	+ 8.6%
Average Sales Price*	\$122,450	\$171,000	+ 39.6%	\$131,853	\$146,523	+ 11.1%
Percent of List Price Received*	91.5%	103.7%	+ 13.3%	97.0%	99.0%	+ 2.1%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	--	--	--	--	--

* 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.

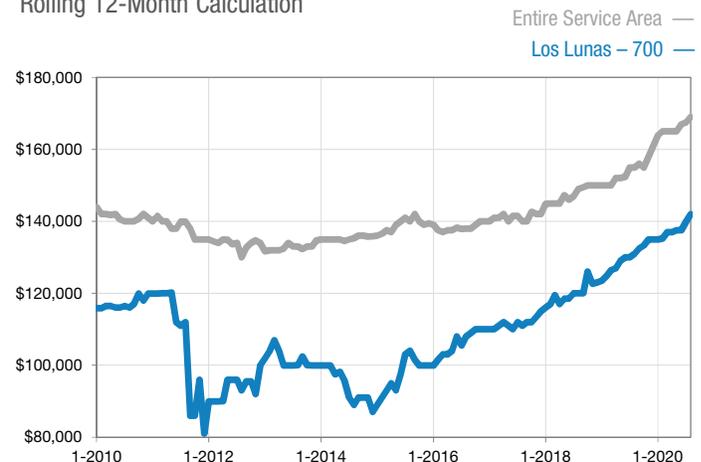
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.