

# Local Market Update for August 2020

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



## East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
<b>Key Metrics</b>						
New Listings	12	10	- 16.7%	73	74	+ 1.4%
Pending Sales	7	9	+ 28.6%	32	63	+ 96.9%
Closed Sales	4	8	+ 100.0%	27	50	+ 85.2%
Days on Market Until Sale	129	45	- 65.1%	96	69	- 28.1%
Median Sales Price*	\$315,000	<b>\$247,000</b>	- 21.6%	\$279,900	<b>\$247,000</b>	- 11.8%
Average Sales Price*	\$314,875	<b>\$251,063</b>	- 20.3%	\$282,497	<b>\$259,134</b>	- 8.3%
Percent of List Price Received*	96.6%	<b>102.1%</b>	+ 5.7%	97.0%	<b>97.8%</b>	+ 0.8%
Inventory of Homes for Sale	39	14	- 64.1%	--	--	--
Months Supply of Inventory	11.1	2.0	- 82.0%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.