

Local Market Update for September 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	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	17	21	+ 23.5%	207	185	- 10.6%
Pending Sales	21	19	- 9.5%	162	178	+ 9.9%
Closed Sales	17	21	+ 23.5%	145	153	+ 5.5%
Days on Market Until Sale	74	24	- 67.6%	64	39	- 39.1%
Median Sales Price*	\$229,000	\$259,000	+ 13.1%	\$209,990	\$235,000	+ 11.9%
Average Sales Price*	\$243,631	\$304,842	+ 25.1%	\$205,954	\$250,671	+ 21.7%
Percent of List Price Received*	97.5%	99.9%	+ 2.5%	97.8%	98.8%	+ 1.0%
Inventory of Homes for Sale	52	25	- 51.9%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--

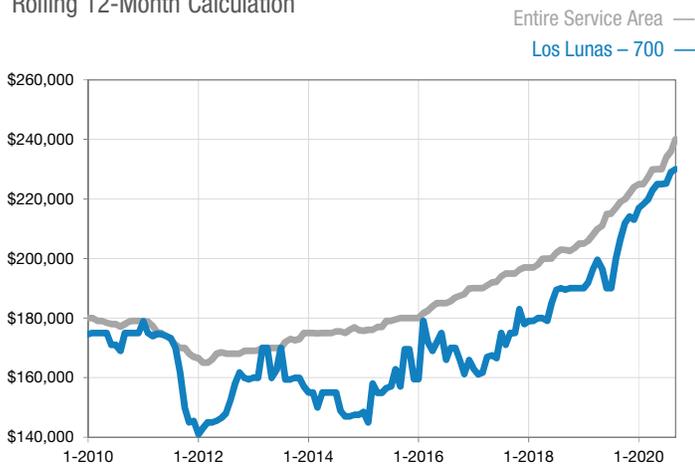
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
Key Metrics						
New Listings	0	2	--	24	16	- 33.3%
Pending Sales	1	2	+ 100.0%	23	18	- 21.7%
Closed Sales	2	0	- 100.0%	22	18	- 18.2%
Days on Market Until Sale	6	--	--	42	31	- 26.2%
Median Sales Price*	\$136,250	--	--	\$134,500	\$144,660	+ 7.6%
Average Sales Price*	\$136,250	--	--	\$132,252	\$146,523	+ 10.8%
Percent of List Price Received*	98.4%	--	--	97.1%	99.0%	+ 2.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

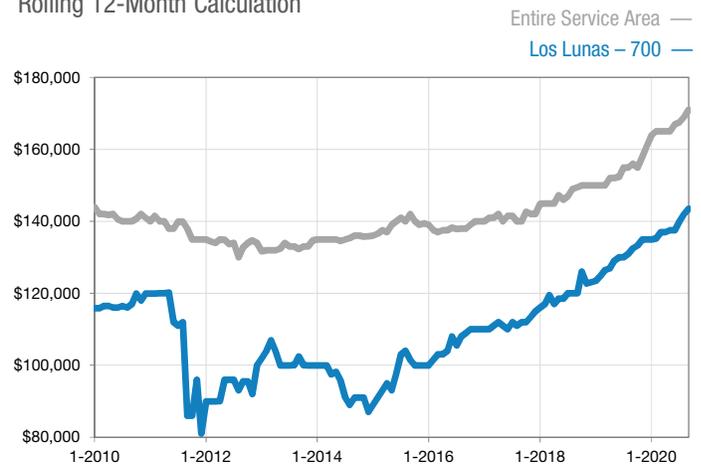
Median Sales Price - Single-Family Detached

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.