

Local Market Update for February 2021

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	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	18	30	+ 66.7%	38	44	+ 15.8%
Pending Sales	17	27	+ 58.8%	31	42	+ 35.5%
Closed Sales	8	18	+ 125.0%	23	29	+ 26.1%
Days on Market Until Sale	52	67	+ 28.8%	47	59	+ 25.5%
Median Sales Price*	\$241,995	\$263,523	+ 8.9%	\$224,990	\$267,045	+ 18.7%
Average Sales Price*	\$252,392	\$271,131	+ 7.4%	\$231,001	\$271,432	+ 17.5%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	97.8%	99.3%	+ 1.5%
Inventory of Homes for Sale	44	20	- 54.5%	--	--	--
Months Supply of Inventory	2.6	1.0	- 61.5%	--	--	--

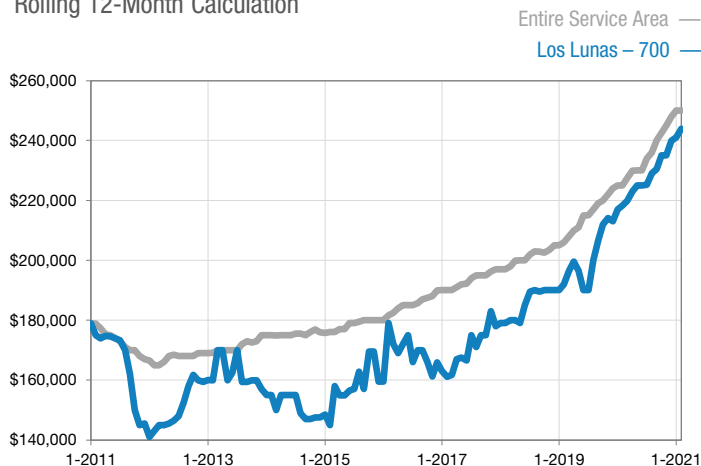
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	1	1	0.0%	6	5	- 16.7%
Pending Sales	3	3	0.0%	5	5	0.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	17	--	--	26	6	- 76.9%
Median Sales Price*	\$129,950	--	--	\$139,900	\$139,250	- 0.5%
Average Sales Price*	\$129,950	--	--	\$146,060	\$139,250	- 4.7%
Percent of List Price Received*	96.9%	--	--	98.2%	99.1%	+ 0.9%
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.

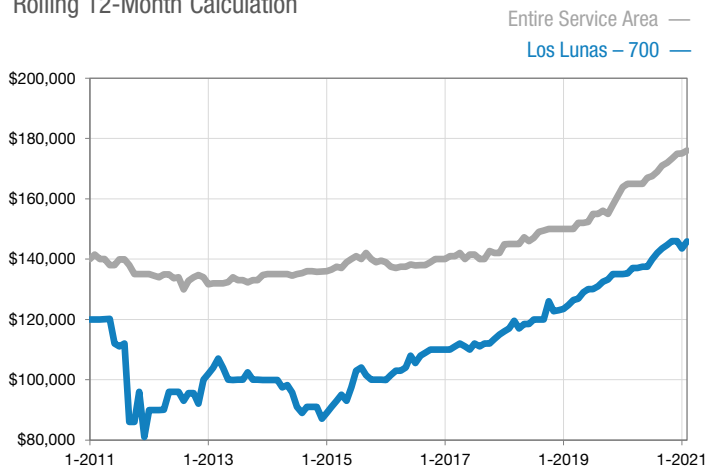
Median Sales Price - Single-Family Detached

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.