Local Market Update for March 2021

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

gaar

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

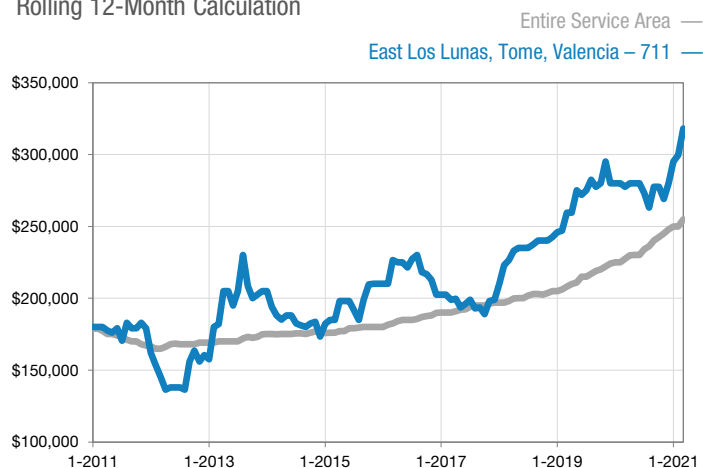| Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	9	5	- 44.4%	23	17	- 26.1%
Pending Sales	6	2	- 66.7%	19	13	- 31.6%
Closed Sales	4	8	+ 100.0%	9	18	+ 100.0%
Days on Market Until Sale	41	81	+ 97.6%	75	42	- 44.0%
Median Sales Price*	$200,750	$387,500	+ 93.0%	$220,000	$375,000	+ 70.5%
Average Sales Price*	$227,750	$366,339	+ 60.9%	$235,211	$403,845	+ 71.7%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	98.2%	99.3%	+ 1.1%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	4.1	1.3	- 68.3%	--	--	--

* 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

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
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.
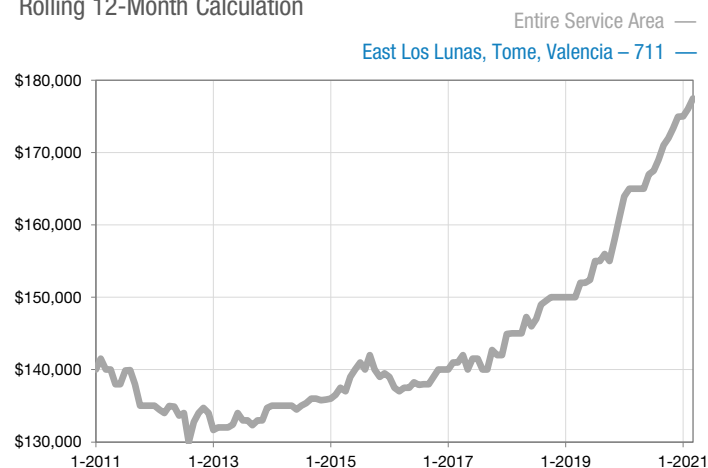
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
East Los Lunas, Tome, Valencia – 711 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
East Los Lunas, Tome, Valencia – 711 —

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.