

Local Market Update for March 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	14	15	+ 7.1%	52	59	+ 13.5%
Pending Sales	15	21	+ 40.0%	46	62	+ 34.8%
Closed Sales	17	25	+ 47.1%	40	54	+ 35.0%
Days on Market Until Sale	45	22	- 51.1%	46	42	- 8.7%
Median Sales Price*	\$225,000	\$235,000	+ 4.4%	\$224,995	\$252,974	+ 12.4%
Average Sales Price*	\$233,671	\$237,040	+ 1.4%	\$232,136	\$255,510	+ 10.1%
Percent of List Price Received*	98.8%	100.5%	+ 1.7%	98.3%	99.8%	+ 1.5%
Inventory of Homes for Sale	41	14	- 65.9%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--

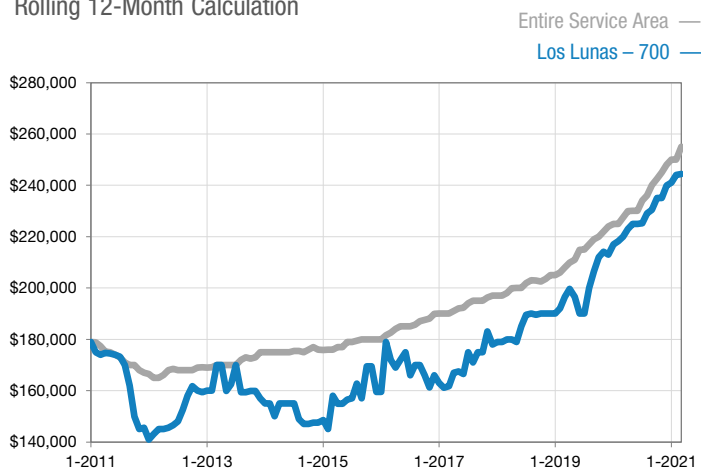
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
New Listings	2	2	0.0%	8	7	- 12.5%
Pending Sales	3	2	- 33.3%	8	7	- 12.5%
Closed Sales	3	5	+ 66.7%	8	7	- 12.5%
Days on Market Until Sale	44	11	- 75.0%	33	10	- 69.7%
Median Sales Price*	\$146,300	\$170,000	+ 16.2%	\$143,100	\$142,500	- 0.4%
Average Sales Price*	\$152,100	\$153,300	+ 0.8%	\$148,325	\$149,286	+ 0.6%
Percent of List Price Received*	99.1%	100.4%	+ 1.3%	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

* 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.

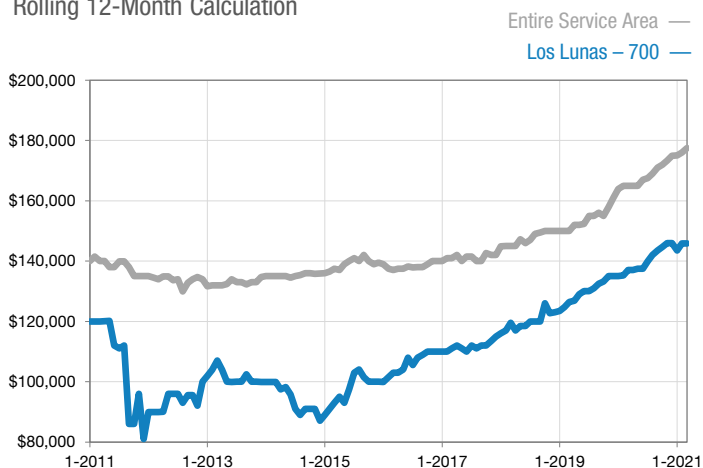
Median Sales Price - Single-Family Detached

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.