

# Local Market Update for April 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	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	13	<b>32</b>	+ 146.2%	65	<b>91</b>	+ 40.0%
Pending Sales	17	<b>31</b>	+ 82.4%	63	<b>89</b>	+ 41.3%
Closed Sales	16	<b>16</b>	0.0%	56	<b>70</b>	+ 25.0%
Days on Market Until Sale	60	<b>42</b>	- 30.0%	50	<b>42</b>	- 16.0%
Median Sales Price*	\$246,457	<b>\$242,500</b>	- 1.6%	\$227,250	<b>\$249,974</b>	+ 10.0%
Average Sales Price*	\$257,771	<b>\$255,731</b>	- 0.8%	\$239,460	<b>\$255,560</b>	+ 6.7%
Percent of List Price Received*	98.2%	<b>100.0%</b>	+ 1.8%	98.2%	<b>99.9%</b>	+ 1.7%
Inventory of Homes for Sale	31	<b>16</b>	- 48.4%	--	--	--
Months Supply of Inventory	1.9	<b>0.8</b>	- 57.9%	--	--	--

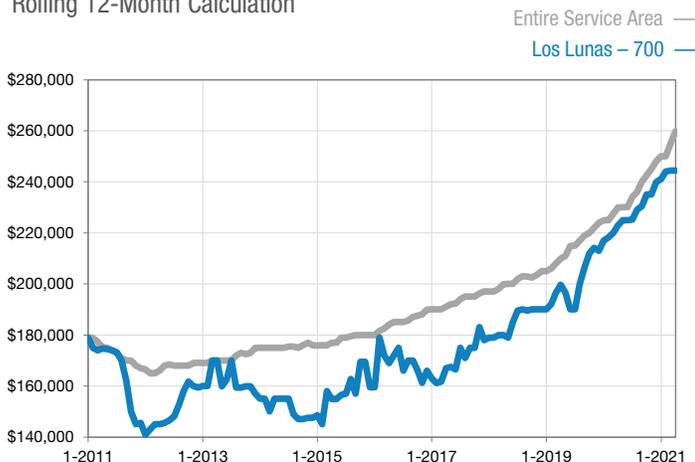
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>3</b>	- 25.0%	12	<b>10</b>	- 16.7%
Pending Sales	4	<b>3</b>	- 25.0%	12	<b>10</b>	- 16.7%
Closed Sales	2	<b>1</b>	- 50.0%	10	<b>8</b>	- 20.0%
Days on Market Until Sale	51	<b>2</b>	- 96.1%	36	<b>9</b>	- 75.0%
Median Sales Price*	\$136,750	<b>\$184,900</b>	+ 35.2%	\$141,700	<b>\$156,250</b>	+ 10.3%
Average Sales Price*	\$136,750	<b>\$184,900</b>	+ 35.2%	\$146,010	<b>\$153,738</b>	+ 5.3%
Percent of List Price Received*	99.4%	<b>105.7%</b>	+ 6.3%	98.7%	<b>100.7%</b>	+ 2.0%
Inventory of Homes for Sale	3	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

\* 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.

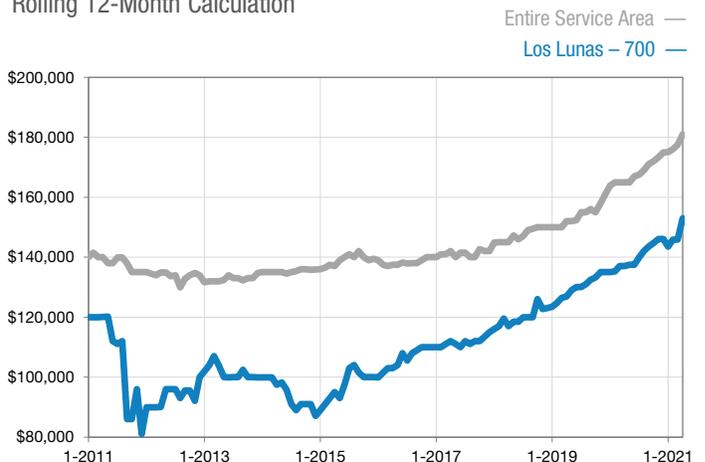
### Median Sales Price - Single-Family Detached

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.