

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

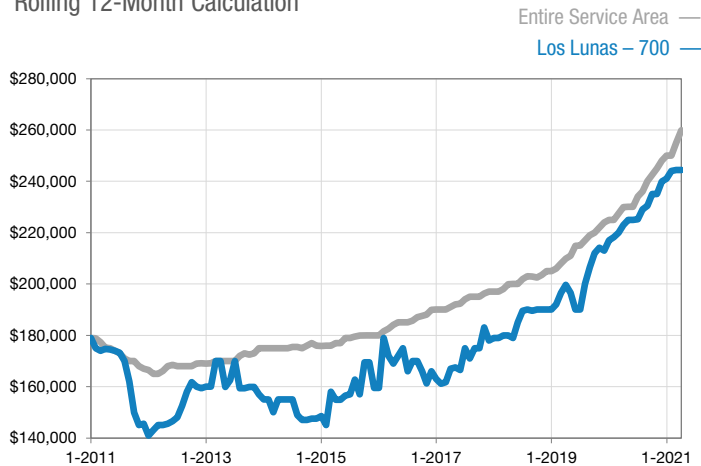
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

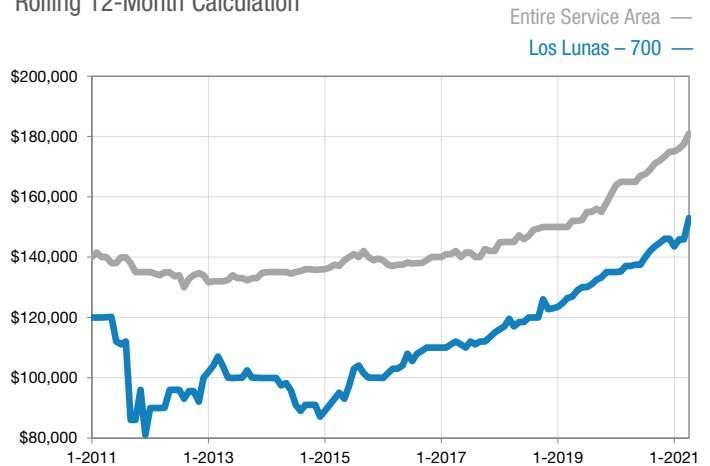
Median Sales Price - Single-Family Detached

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.