

Local Market Update for May 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	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	20	15	- 25.0%	85	107	+ 25.9%
Pending Sales	13	16	+ 23.1%	76	104	+ 36.8%
Closed Sales	15	16	+ 6.7%	71	86	+ 21.1%
Days on Market Until Sale	35	22	- 37.1%	47	38	- 19.1%
Median Sales Price*	\$226,000	\$260,084	+ 15.1%	\$226,000	\$255,500	+ 13.1%
Average Sales Price*	\$217,247	\$260,224	+ 19.8%	\$234,767	\$256,428	+ 9.2%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.3%	99.7%	+ 1.4%
Inventory of Homes for Sale	36	15	- 58.3%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--

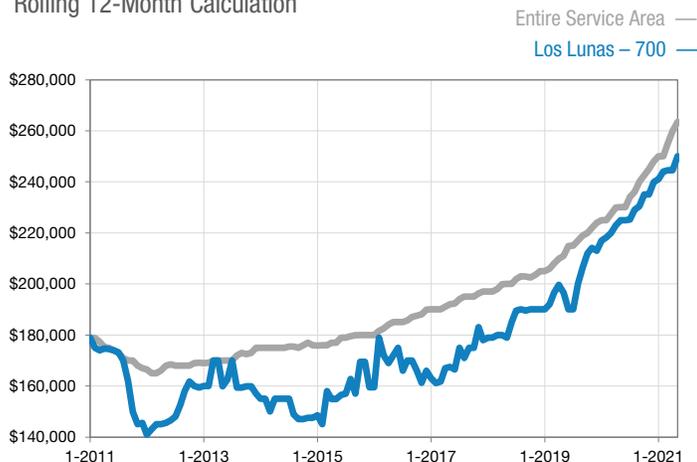
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
Key Metrics						
New Listings	0	1	--	12	12	0.0%
Pending Sales	2	0	- 100.0%	14	11	- 21.4%
Closed Sales	4	2	- 50.0%	14	10	- 28.6%
Days on Market Until Sale	18	1	- 94.4%	31	7	- 77.4%
Median Sales Price*	\$148,410	\$142,500	- 4.0%	\$144,660	\$143,750	- 0.6%
Average Sales Price*	\$145,830	\$142,500	- 2.3%	\$145,959	\$151,490	+ 3.8%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	98.6%	100.6%	+ 2.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--

* 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.

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.