

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	34	28	- 17.6%	143	161	+ 12.6%
Pending Sales	25	27	+ 8.0%	126	143	+ 13.5%
Closed Sales	21	14	- 33.3%	108	122	+ 13.0%
Days on Market Until Sale	26	28	+ 7.7%	43	33	- 23.3%
Median Sales Price*	\$235,000	\$294,500	+ 25.3%	\$229,750	\$260,185	+ 13.2%
Average Sales Price*	\$244,791	\$295,440	+ 20.7%	\$237,868	\$264,178	+ 11.1%
Percent of List Price Received*	99.2%	100.3%	+ 1.1%	98.6%	99.9%	+ 1.3%
Inventory of Homes for Sale	37	23	- 37.8%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

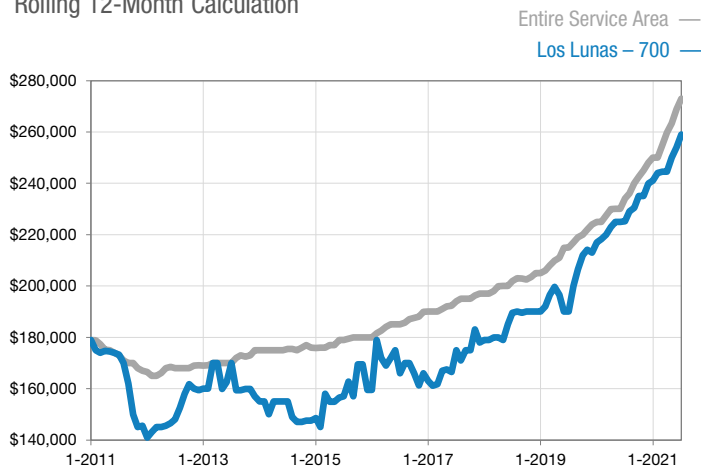
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	1	2	+ 100.0%	12	18	+ 50.0%
Pending Sales	1	3	+ 200.0%	15	17	+ 13.3%
Closed Sales	0	2	--	17	13	- 23.5%
Days on Market Until Sale	--	2	--	33	6	- 81.8%
Median Sales Price*	--	\$189,125	--	\$143,500	\$170,000	+ 18.5%
Average Sales Price*	--	\$189,125	--	\$145,084	\$161,088	+ 11.0%
Percent of List Price Received*	--	103.5%	--	98.7%	101.2%	+ 2.5%
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.

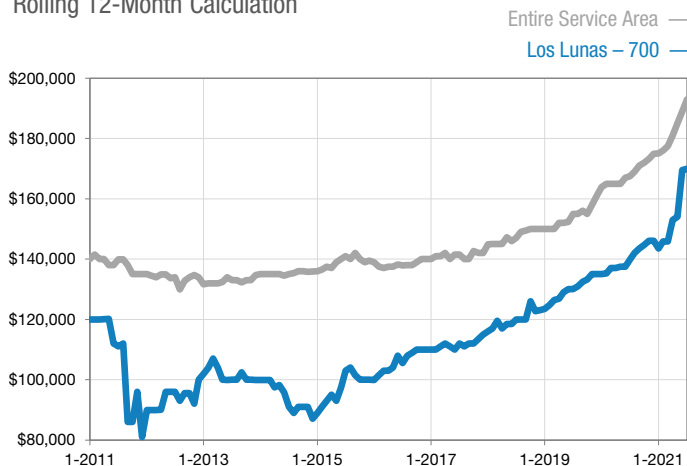
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.