

Local Market Update for August 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	22	26	+ 18.2%	165	187	+ 13.3%
Pending Sales	29	34	+ 17.2%	155	171	+ 10.3%
Closed Sales	24	22	- 8.3%	132	144	+ 9.1%
Days on Market Until Sale	33	19	- 42.4%	41	31	- 24.4%
Median Sales Price*	\$251,995	\$315,095	+ 25.0%	\$233,495	\$267,260	+ 14.5%
Average Sales Price*	\$260,882	\$321,403	+ 23.2%	\$242,053	\$272,920	+ 12.8%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	98.7%	99.8%	+ 1.1%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

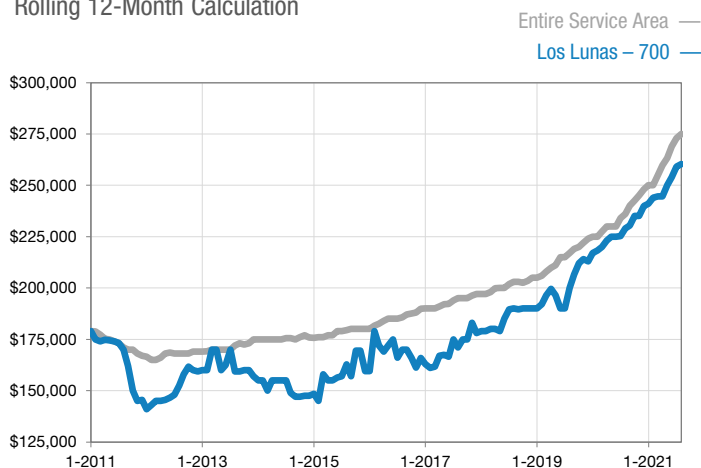
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	1	7	+ 600.0%	13	25	+ 92.3%
Pending Sales	0	7	--	15	23	+ 53.3%
Closed Sales	1	5	+ 400.0%	18	18	0.0%
Days on Market Until Sale	1	8	+ 700.0%	31	6	- 80.6%
Median Sales Price*	\$171,000	\$175,000	+ 2.3%	\$144,660	\$170,000	+ 17.5%
Average Sales Price*	\$171,000	\$170,980	- 0.0%	\$146,523	\$163,836	+ 11.8%
Percent of List Price Received*	103.7%	102.2%	- 1.4%	99.0%	101.5%	+ 2.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--

* 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.

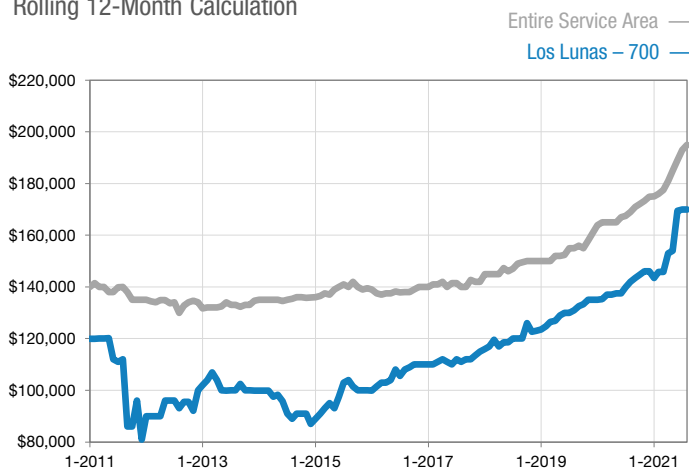
Median Sales Price - Single-Family Detached

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.