Local Market Update for August 2021

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached

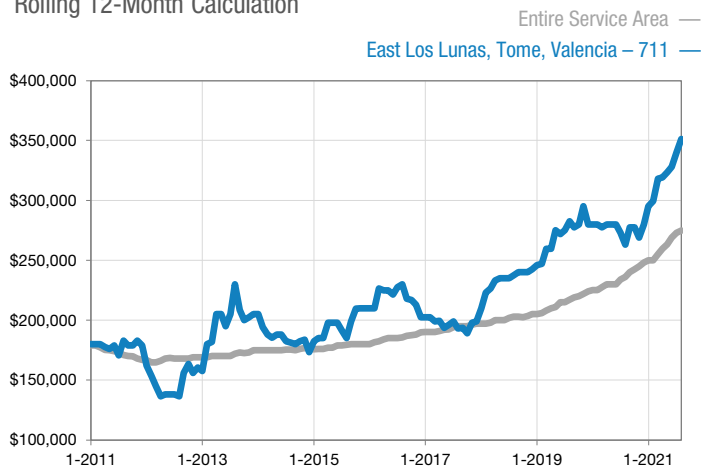| Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	10	6	- 40.0%	73	50	- 31.5%
Pending Sales	9	4	- 55.6%	61	37	- 39.3%
Closed Sales	8	6	- 25.0%	49	40	- 18.4%
Days on Market Until Sale	45	42	- 6.7%	70	35	- 50.0%
Median Sales Price*	$247,000	$422,750	+ 71.2%	$244,000	$362,500	+ 48.6%
Average Sales Price*	$251,063	$434,436	+ 73.0%	$258,708	$388,264	+ 50.1%
Percent of List Price Received*	102.1%	100.0%	- 2.1%	97.8%	99.6%	+ 1.8%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--

* 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

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.
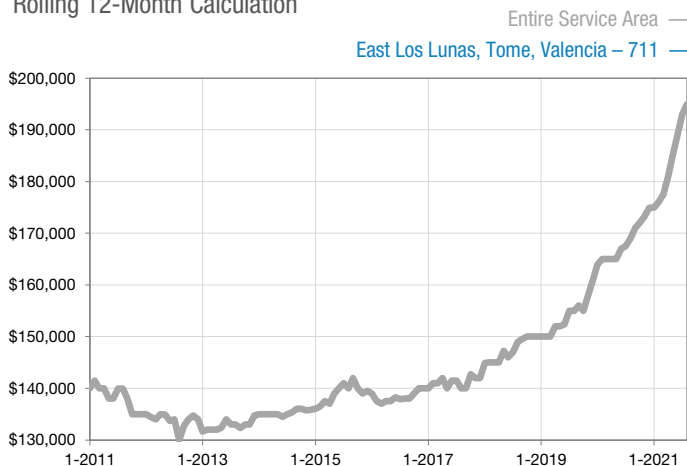
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
East Los Lunas, Tome, Valencia – 711 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
East Los Lunas, Tome, Valencia – 711 —

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.