

Local Market Update for August 2021

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



West Los Lunas – 701

East of Arroyo Rd, West of I-25, South of Isleta Reservation, North of Arroyo Rd and I-25

Single-Family Detached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	19	21	+ 10.5%	91	114	+ 25.3%
Pending Sales	18	21	+ 16.7%	75	105	+ 40.0%
Closed Sales	10	10	0.0%	59	88	+ 49.2%
Days on Market Until Sale	82	12	- 85.4%	59	23	- 61.0%
Median Sales Price*	\$254,250	\$305,500	+ 20.2%	\$234,900	\$265,000	+ 12.8%
Average Sales Price*	\$258,709	\$302,249	+ 16.8%	\$238,581	\$269,469	+ 12.9%
Percent of List Price Received*	99.4%	100.5%	+ 1.1%	98.9%	100.7%	+ 1.8%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

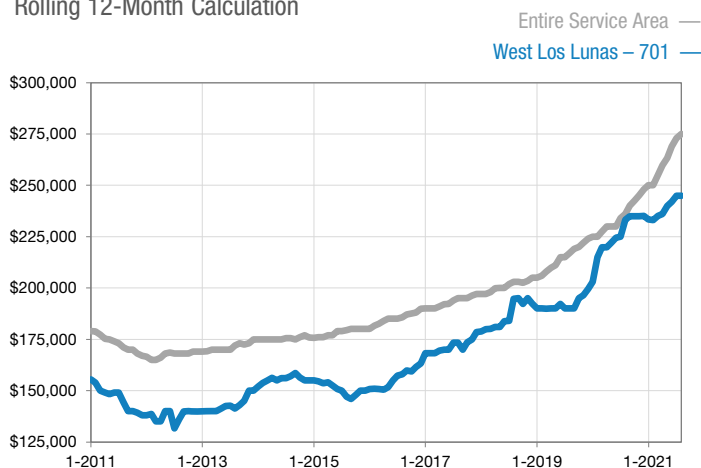
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	0	1	--	0	3	--
Pending Sales	0	1	--	0	2	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	2	--
Median Sales Price*	--	--	--	--	\$197,500	--
Average Sales Price*	--	--	--	--	\$197,500	--
Percent of List Price Received*	--	--	--	--	104.0%	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

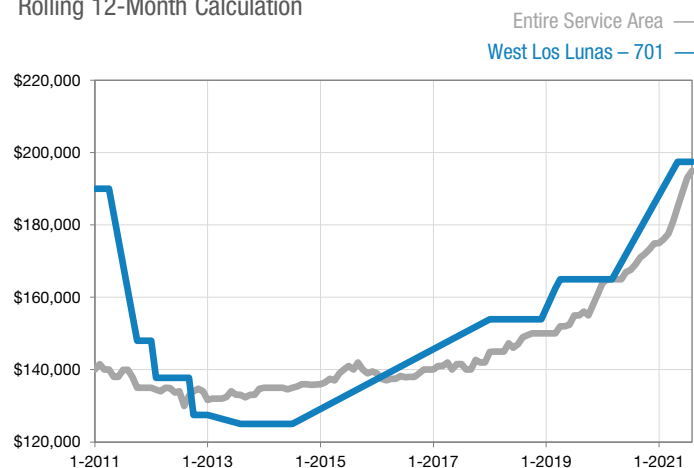
Median Sales Price - Single-Family Detached

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.