

Local Market Update for October 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

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	12	10	- 16.7%	112	139	+ 24.1%
Pending Sales	11	11	0.0%	95	133	+ 40.0%
Closed Sales	14	15	+ 7.1%	83	119	+ 43.4%
Days on Market Until Sale	79	11	- 86.1%	62	20	- 67.7%
Median Sales Price*	\$223,450	\$295,000	+ 32.0%	\$235,000	\$272,500	+ 16.0%
Average Sales Price*	\$228,786	\$287,548	+ 25.7%	\$239,116	\$272,291	+ 13.9%
Percent of List Price Received*	99.6%	100.7%	+ 1.1%	98.9%	100.6%	+ 1.7%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--

* 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.

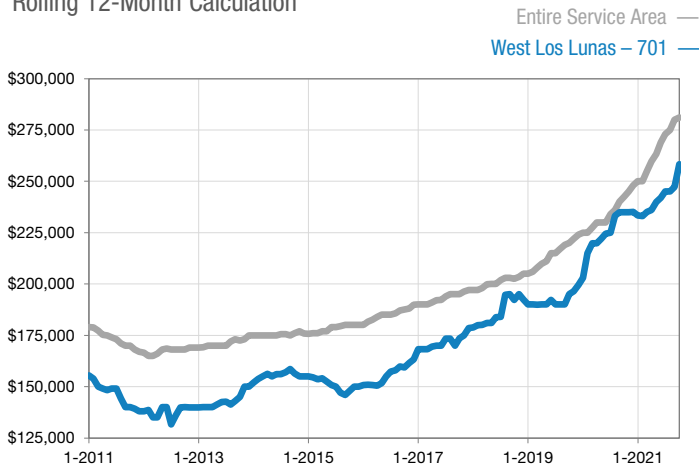
Single-Family Attached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	0	1	--	0	4	--
Pending Sales	0	1	--	0	4	--
Closed Sales	0	1	--	0	3	--
Days on Market Until Sale	--	15	--	--	10	--
Median Sales Price*	--	\$220,000	--	--	\$219,000	--
Average Sales Price*	--	\$220,000	--	--	\$212,167	--
Percent of List Price Received*	--	100.0%	--	--	101.2%	--
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.

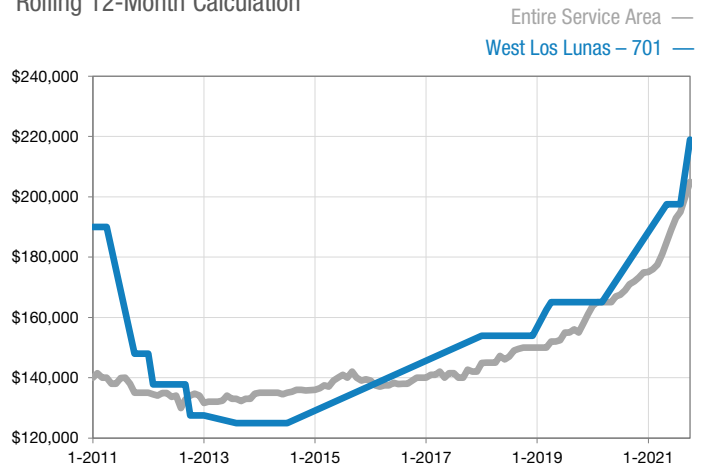
Median Sales Price - Single-Family Detached

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.