# Local Market Update for September 2020

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

**gaar**

# 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

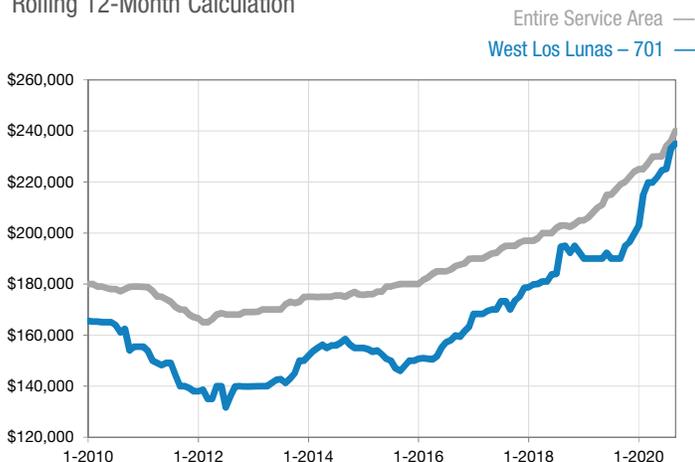| Key Metrics | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2019 | 2020 | Percent Change | Thru 9-2019 | Thru 9-2020 | Percent Change |
| New Listings | 14 | 9 | - 35.7% | 99 | 100 | + 1.0% |
| Pending Sales | 9 | 10 | + 11.1% | 69 | 89 | + 29.0% |
| Closed Sales | 6 | 10 | + 66.7% | 70 | 69 | - 1.4% |
| Days on Market Until Sale | 116 | 54 | - 53.4% | 92 | 58 | - 37.0% |
| Median Sales Price* | $173,000 | $241,500 | + 39.6% | $189,950 | $235,000 | + 23.7% |
| Average Sales Price* | $196,233 | $256,740 | + 30.8% | $205,265 | $241,212 | + 17.5% |
| Percent of List Price Received* | 96.9% | 98.2% | + 1.3% | 98.2% | 98.8% | + 0.6% |
| Inventory of Homes for Sale | 29 | 12 | - 58.6% | -- | -- | -- |
| Months Supply of Inventory | 3.8 | 1.4 | - 63.2% | -- | -- | -- |

\* 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

| Key Metrics | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2019 | 2020 | Percent Change | Thru 9-2019 | Thru 9-2020 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 4 | 0 | - 100.0% |
| Pending Sales | 0 | 0 | 0.0% | 3 | 0 | - 100.0% |
| Closed Sales | 0 | 0 | 0.0% | 3 | 0 | - 100.0% |
| Days on Market Until Sale | -- | -- | -- | 18 | -- | -- |
| Median Sales Price* | -- | -- | -- | $165,000 | -- | -- |
| Average Sales Price* | -- | -- | -- | $163,333 | -- | -- |
| Percent of List Price Received* | -- | -- | -- | 97.4% | -- | -- |
| 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.
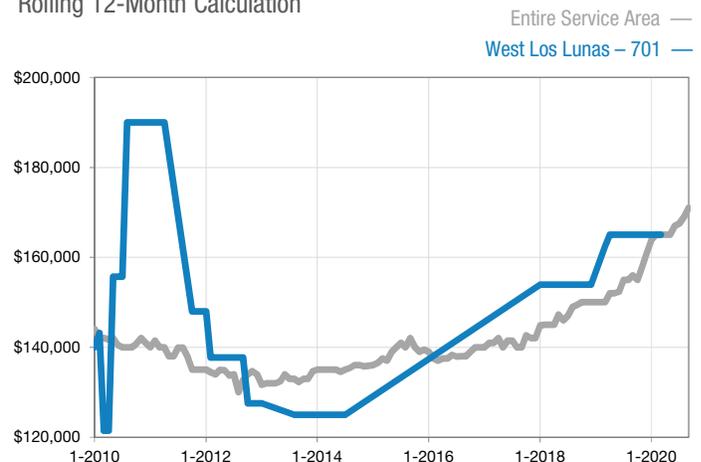
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
West Los Lunas – 701 —



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

Entire Service Area —
West Los Lunas – 701 —



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.