Local Market Update for October 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

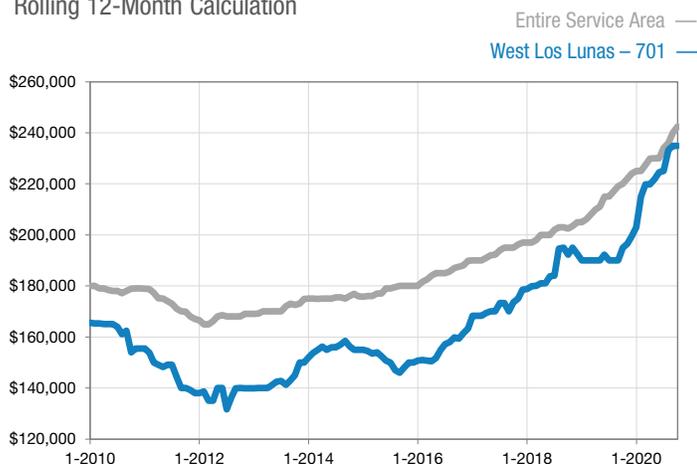| Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	6	13	+ 116.7%	105	113	+ 7.6%
Pending Sales	3	11	+ 266.7%	72	95	+ 31.9%
Closed Sales	7	14	+ 100.0%	77	83	+ 7.8%
Days on Market Until Sale	31	79	+ 154.8%	87	62	- 28.7%
Median Sales Price*	$225,000	$223,450	- 0.7%	$190,000	$235,000	+ 23.7%
Average Sales Price*	$224,843	$228,786	+ 1.8%	$207,044	$239,116	+ 15.5%
Percent of List Price Received*	98.8%	99.6%	+ 0.8%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	4.0	1.9	- 52.5%	--	--	--

* 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		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	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.