

Local Market Update for November 2020

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



Los Lunas – 700

South of Bernalillo County Line, East of I-25, West of Rio Grande River, North of Miller Rd

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	16	16	0.0%	239	220	- 7.9%
Pending Sales	13	17	+ 30.8%	189	209	+ 10.6%
Closed Sales	14	20	+ 42.9%	180	193	+ 7.2%
Days on Market Until Sale	69	46	- 33.3%	66	38	- 42.4%
Median Sales Price*	\$226,133	\$230,500	+ 1.9%	\$213,089	\$237,673	+ 11.5%
Average Sales Price*	\$241,869	\$249,182	+ 3.0%	\$214,050	\$249,575	+ 16.6%
Percent of List Price Received*	97.5%	99.4%	+ 1.9%	97.8%	99.1%	+ 1.3%
Inventory of Homes for Sale	48	27	- 43.8%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--

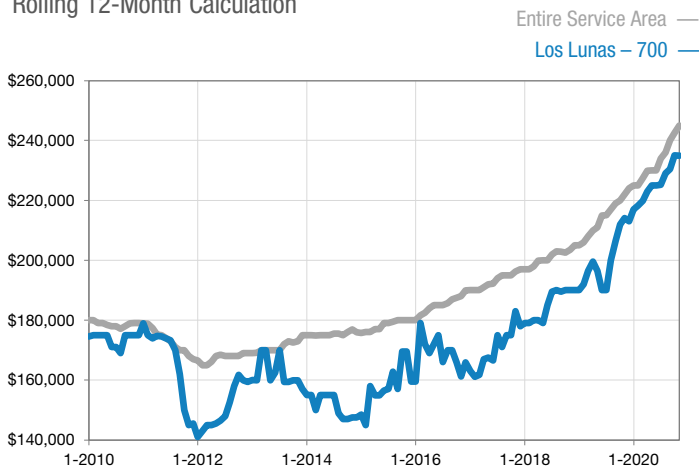
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2019	2020	Percent Change	Thru 11-2019	Thru 11-2020	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	30	19	- 36.7%
Pending Sales	3	3	0.0%	26	21	- 19.2%
Closed Sales	0	2	--	23	20	- 13.0%
Days on Market Until Sale	--	4	--	40	28	- 30.0%
Median Sales Price*	--	\$169,500	--	\$135,000	\$146,060	+ 8.2%
Average Sales Price*	--	\$169,500	--	\$132,676	\$148,821	+ 12.2%
Percent of List Price Received*	--	93.6%	--	97.2%	98.5%	+ 1.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

* 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.

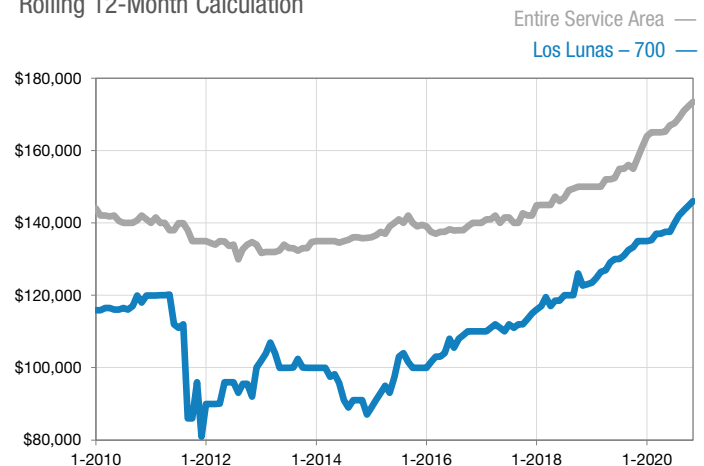
Median Sales Price - Single-Family Detached

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.