

Local Market Update for July 2020

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	9	7	- 22.2%	61	64	+ 4.9%
Pending Sales	5	7	+ 40.0%	25	56	+ 124.0%
Closed Sales	4	10	+ 150.0%	23	42	+ 82.6%
Days on Market Until Sale	151	57	- 62.3%	90	73	- 18.9%
Median Sales Price*	\$263,000	\$237,000	- 9.9%	\$279,900	\$251,950	- 10.0%
Average Sales Price*	\$271,250	\$235,893	- 13.0%	\$276,867	\$260,672	- 5.8%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	97.1%	97.0%	- 0.1%
Inventory of Homes for Sale	36	11	- 69.4%	--	--	--
Months Supply of Inventory	10.3	1.6	- 84.5%	--	--	--

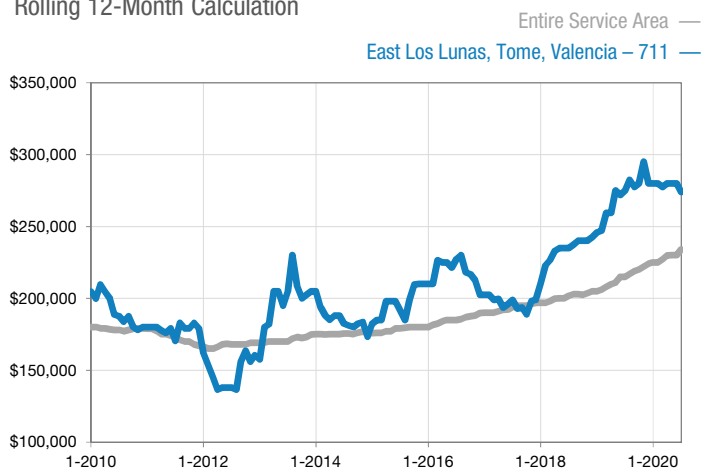
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

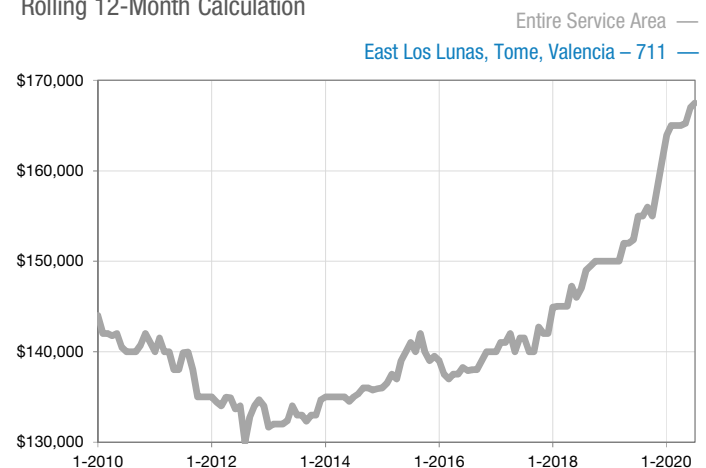
Median Sales Price - Single-Family Detached

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.