

Local Market Update for July 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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	28	34	+ 21.4%	169	142	- 16.0%
Pending Sales	25	30	+ 20.0%	122	131	+ 7.4%
Closed Sales	14	21	+ 50.0%	107	108	+ 0.9%
Days on Market Until Sale	35	26	- 25.7%	65	43	- 33.8%
Median Sales Price*	\$212,495	\$235,000	+ 10.6%	\$200,000	\$229,750	+ 14.9%
Average Sales Price*	\$214,671	\$244,791	+ 14.0%	\$198,802	\$237,868	+ 19.7%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	97.8%	98.6%	+ 0.8%
Inventory of Homes for Sale	62	31	- 50.0%	--	--	--
Months Supply of Inventory	3.9	1.7	- 56.4%	--	--	--

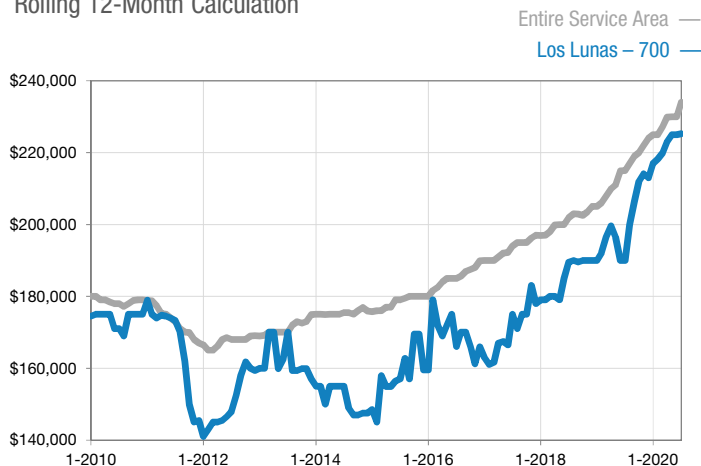
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	21	13	- 38.1%
Pending Sales	4	1	- 75.0%	19	15	- 21.1%
Closed Sales	3	0	- 100.0%	15	17	+ 13.3%
Days on Market Until Sale	35	--	--	47	33	- 29.8%
Median Sales Price*	\$131,000	--	--	\$132,500	\$143,500	+ 8.3%
Average Sales Price*	\$131,167	--	--	\$134,987	\$145,084	+ 7.5%
Percent of List Price Received*	97.9%	--	--	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	--	--	--	--	--

* 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.

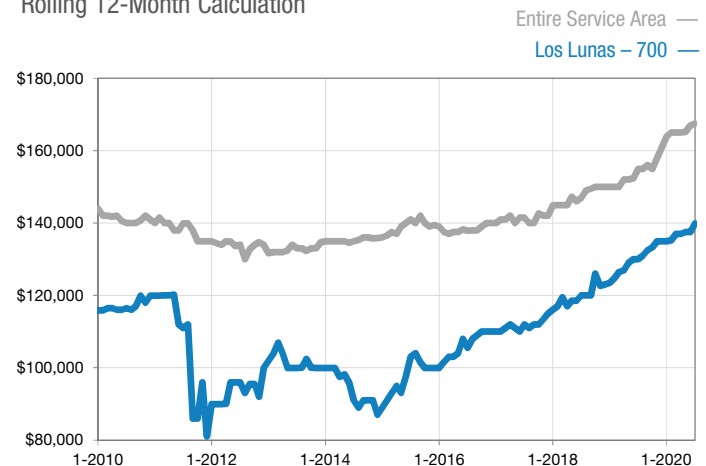
Median Sales Price - Single-Family Detached

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.