

# Local Market Update for June 2020

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



## 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          | June      |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2019      | 2020             | Percent Change | Thru 6-2019  | Thru 6-2020      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 12        | 13               | + 8.3%         | 64           | 63               | - 1.6%         |
| Pending Sales                   | 4         | 14               | + 250.0%       | 41           | 48               | + 17.1%        |
| Closed Sales                    | 10        | 4                | - 60.0%        | 47           | 38               | - 19.1%        |
| Days on Market Until Sale       | 41        | 22               | - 46.3%        | 73           | 60               | - 17.8%        |
| Median Sales Price*             | \$203,500 | <b>\$215,000</b> | + 5.7%         | \$190,000    | <b>\$234,150</b> | + 23.2%        |
| Average Sales Price*            | \$220,890 | <b>\$205,000</b> | - 7.2%         | \$210,242    | <b>\$236,889</b> | + 12.7%        |
| Percent of List Price Received* | 99.4%     | <b>100.5%</b>    | + 1.1%         | 98.3%        | <b>98.8%</b>     | + 0.5%         |
| Inventory of Homes for Sale     | 35        | 23               | - 34.3%        | --           | --               | --             |
| Months Supply of Inventory      | 4.4       | 3.0              | - 31.8%        | --           | --               | --             |

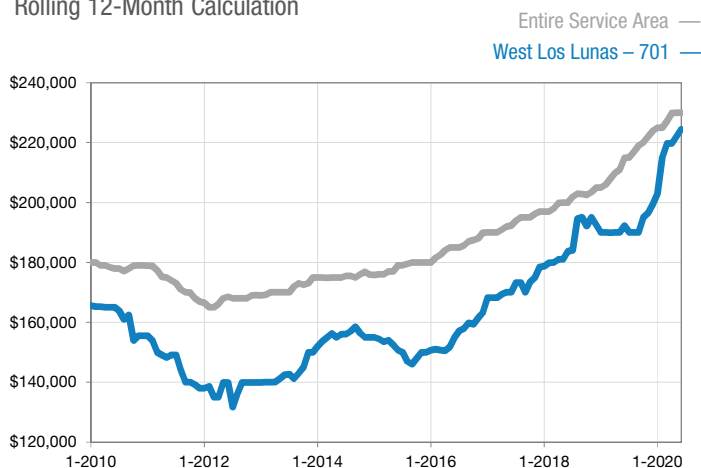
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | June |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
|                                 | 2019 | 2020 | Percent Change | Thru 6-2019  | Thru 6-2020 | Percent Change |
| <b>Key Metrics</b>              |      |      |                |              |             |                |
| 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.

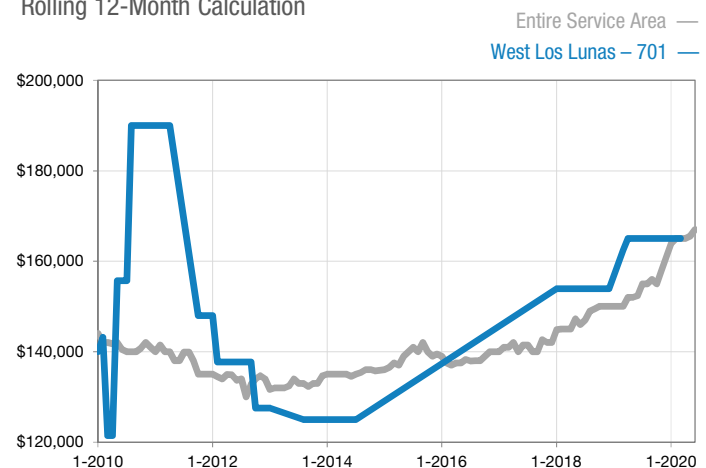
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.