

# Local Market Update for October 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	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	16	19	+ 18.8%	223	204	- 8.5%
Pending Sales	14	21	+ 50.0%	176	193	+ 9.7%
Closed Sales	21	19	- 9.5%	166	173	+ 4.2%
Days on Market Until Sale	81	21	- 74.1%	66	37	- 43.9%
Median Sales Price*	\$218,500	<b>\$244,500</b>	+ 11.9%	\$212,000	<b>\$238,821</b>	+ 12.7%
Average Sales Price*	\$251,403	<b>\$239,579</b>	- 4.7%	\$211,703	<b>\$249,621</b>	+ 17.9%
Percent of List Price Received*	98.2%	<b>100.2%</b>	+ 2.0%	97.8%	<b>99.0%</b>	+ 1.2%
Inventory of Homes for Sale	52	29	- 44.2%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--

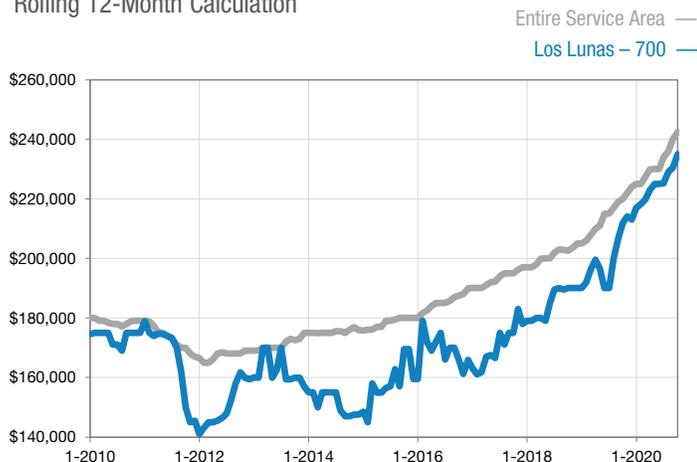
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	3	3	0.0%	27	19	- 29.6%
Pending Sales	0	1	--	23	18	- 21.7%
Closed Sales	1	0	- 100.0%	23	18	- 21.7%
Days on Market Until Sale	5	--	--	40	31	- 22.5%
Median Sales Price*	\$142,000	--	--	\$135,000	<b>\$144,660</b>	+ 7.2%
Average Sales Price*	\$142,000	--	--	\$132,676	<b>\$146,523</b>	+ 10.4%
Percent of List Price Received*	97.9%	--	--	97.2%	<b>99.0%</b>	+ 1.9%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--

\* 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.