

# Local Market Update for October 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	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
New Listings	9	6	- 33.3%	90	83	- 7.8%
Pending Sales	9	10	+ 11.1%	48	78	+ 62.5%
Closed Sales	4	6	+ 50.0%	38	62	+ 63.2%
Days on Market Until Sale	78	43	- 44.9%	83	60	- 27.7%
Median Sales Price*	\$321,500	<b>\$352,500</b>	+ 9.6%	\$279,950	<b>\$276,450</b>	- 1.3%
Average Sales Price*	\$322,000	<b>\$369,427</b>	+ 14.7%	\$281,032	<b>\$276,854</b>	- 1.5%
Percent of List Price Received*	97.2%	<b>98.9%</b>	+ 1.7%	97.5%	<b>97.9%</b>	+ 0.4%
Inventory of Homes for Sale	31	9	- 71.0%	--	--	--
Months Supply of Inventory	7.0	1.3	- 81.4%	--	--	--

\* 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	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
<b>Key Metrics</b>						
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.