

Local Market Update for October 2018

This is 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		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	16	16	0.0%	210	216	+ 2.9%
Pending Sales	14	18	+ 28.6%	132	151	+ 14.4%
Closed Sales	11	18	+ 63.6%	128	143	+ 11.7%
Days on Market Until Sale	119	44	- 63.0%	66	52	- 21.2%
Median Sales Price*	\$165,500	\$198,500	+ 19.9%	\$176,632	\$190,000	+ 7.6%
Average Sales Price*	\$192,160	\$205,325	+ 6.9%	\$180,775	\$199,237	+ 10.2%
Percent of List Price Received*	97.4%	96.7%	- 0.7%	98.2%	97.9%	- 0.3%
Inventory of Homes for Sale	62	55	- 11.3%	--	--	--
Months Supply of Inventory	4.8	3.8	- 20.8%	--	--	--

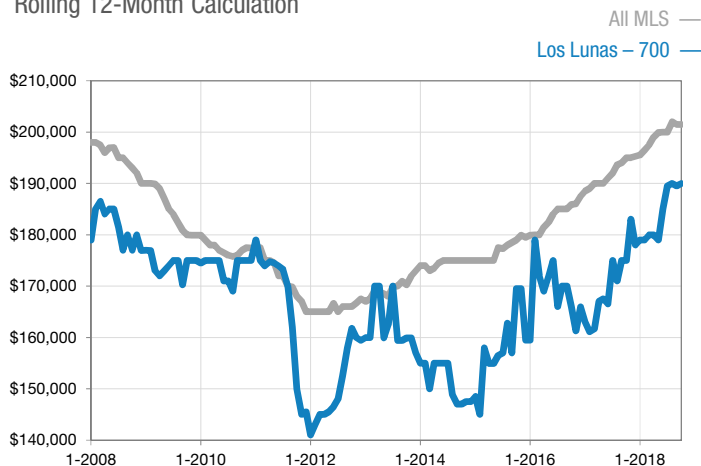
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	2	6	+ 200.0%	20	29	+ 45.0%
Pending Sales	2	1	- 50.0%	15	22	+ 46.7%
Closed Sales	0	2	--	17	21	+ 23.5%
Days on Market Until Sale	--	12	--	26	25	- 3.8%
Median Sales Price*	--	\$132,500	--	\$115,000	\$126,000	+ 9.6%
Average Sales Price*	--	\$132,500	--	\$120,574	\$125,121	+ 3.8%
Percent of List Price Received*	--	100.6%	--	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

* 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.

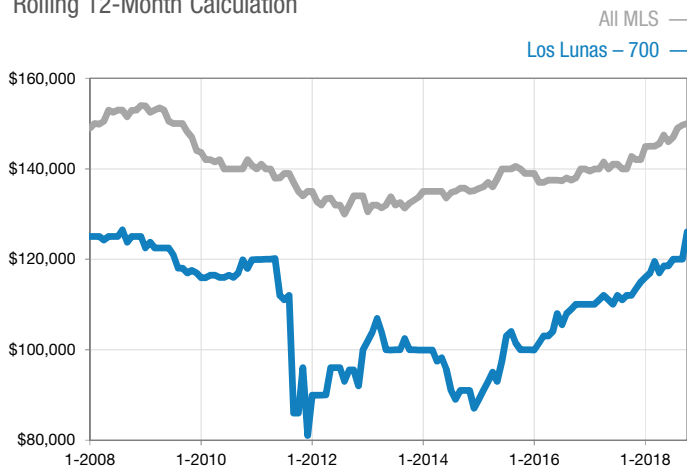
Median Sales Price - Single-Family Detached

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.