

Local Market Update for August 2019

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	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	23	21	- 8.7%	174	191	+ 9.8%
Pending Sales	22	24	+ 9.1%	118	147	+ 24.6%
Closed Sales	12	20	+ 66.7%	110	127	+ 15.5%
Days on Market Until Sale	25	53	+ 112.0%	55	63	+ 14.5%
Median Sales Price*	\$158,000	\$216,495	+ 37.0%	\$190,000	\$200,000	+ 5.3%
Average Sales Price*	\$153,367	\$208,340	+ 35.8%	\$198,283	\$200,304	+ 1.0%
Percent of List Price Received*	103.0%	98.0%	- 4.9%	98.4%	97.8%	- 0.6%
Inventory of Homes for Sale	63	53	- 15.9%	--	--	--
Months Supply of Inventory	4.5	3.3	- 26.7%	--	--	--

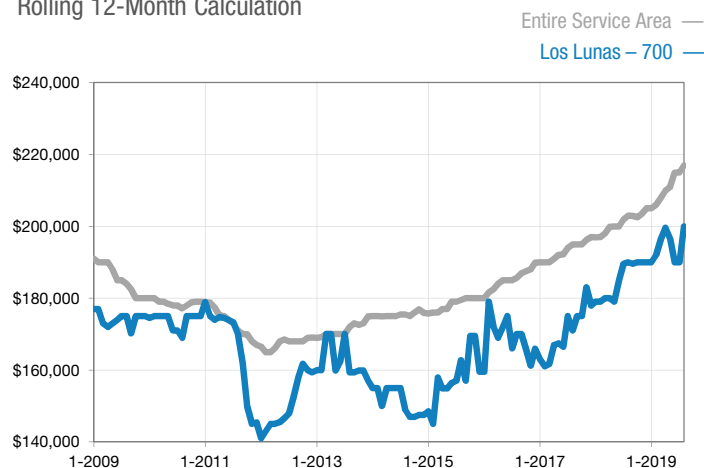
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	5	3	- 40.0%	20	23	+ 15.0%
Pending Sales	2	3	+ 50.0%	18	22	+ 22.2%
Closed Sales	3	5	+ 66.7%	17	20	+ 17.6%
Days on Market Until Sale	25	40	+ 60.0%	30	45	+ 50.0%
Median Sales Price*	\$128,141	\$134,000	+ 4.6%	\$120,000	\$133,250	+ 11.0%
Average Sales Price*	\$139,380	\$122,450	- 12.1%	\$123,973	\$131,853	+ 6.4%
Percent of List Price Received*	100.5%	91.5%	- 9.0%	98.6%	97.0%	- 1.6%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

* 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.

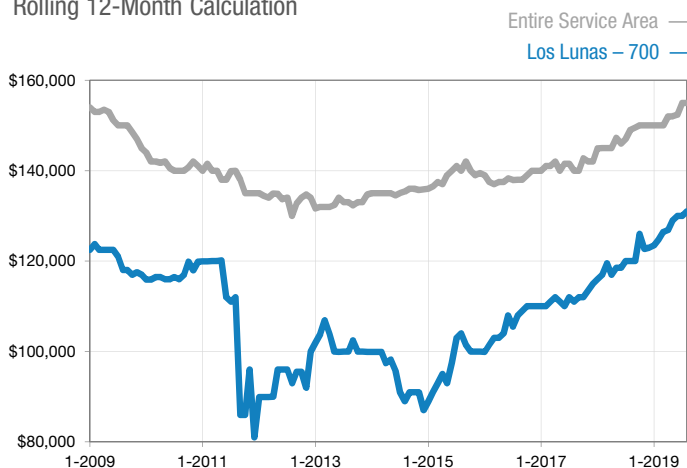
Median Sales Price - Single-Family Detached

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.