

Local Market Update for May 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	28	20	- 28.6%	114	84	- 26.3%
Pending Sales	16	15	- 6.3%	85	77	- 9.4%
Closed Sales	23	15	- 34.8%	81	70	- 13.6%
Days on Market Until Sale	56	35	- 37.5%	70	47	- 32.9%
Median Sales Price*	\$173,000	\$226,000	+ 30.6%	\$199,600	\$225,500	+ 13.0%
Average Sales Price*	\$182,389	\$217,247	+ 19.1%	\$193,894	\$234,378	+ 20.9%
Percent of List Price Received*	96.7%	98.7%	+ 2.1%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	66	33	- 50.0%	--	--	--
Months Supply of Inventory	4.4	2.0	- 54.5%	--	--	--

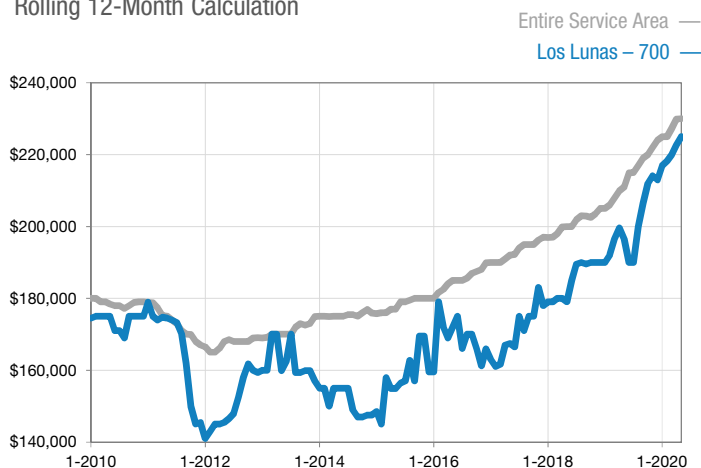
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	4	0	- 100.0%	16	12	- 25.0%
Pending Sales	1	2	+ 100.0%	13	14	+ 7.7%
Closed Sales	3	4	+ 33.3%	9	14	+ 55.6%
Days on Market Until Sale	38	18	- 52.6%	66	31	- 53.0%
Median Sales Price*	\$138,500	\$148,410	+ 7.2%	\$135,000	\$144,660	+ 7.2%
Average Sales Price*	\$143,467	\$145,830	+ 1.6%	\$136,033	\$145,959	+ 7.3%
Percent of List Price Received*	99.5%	98.1%	- 1.4%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.2	--	--	--	--	--

* 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.

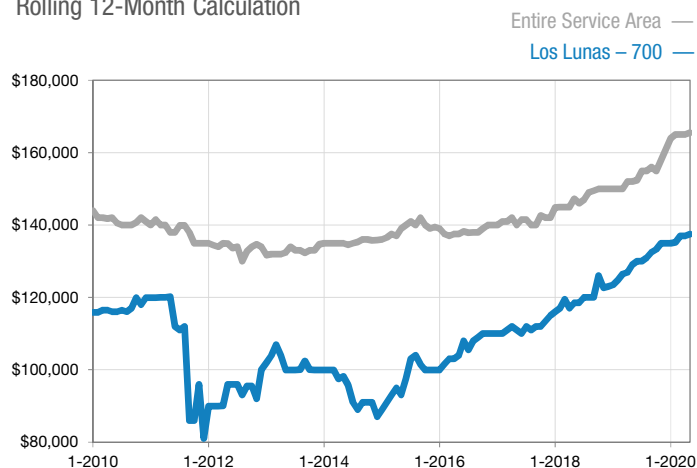
Median Sales Price - Single-Family Detached

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.