

Local Market Update for April 2022

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	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	33	28	- 15.2%	92	88	- 4.3%
Pending Sales	29	18	- 37.9%	87	75	- 13.8%
Closed Sales	16	19	+ 18.8%	70	69	- 1.4%
Days on Market Until Sale	42	29	- 31.0%	42	20	- 52.4%
Median Sales Price*	\$242,500	\$272,499	+ 12.4%	\$249,974	\$290,500	+ 16.2%
Average Sales Price*	\$255,731	\$276,466	+ 8.1%	\$255,560	\$302,794	+ 18.5%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	99.9%	100.8%	+ 0.9%
Inventory of Homes for Sale	22	32	+ 45.5%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

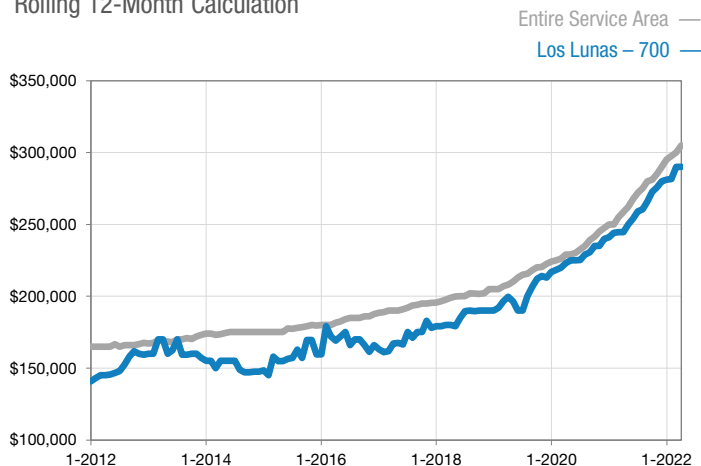
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	4	4	0.0%	11	7	- 36.4%
Pending Sales	3	3	0.0%	10	7	- 30.0%
Closed Sales	1	2	+ 100.0%	8	4	- 50.0%
Days on Market Until Sale	2	3	+ 50.0%	9	10	+ 11.1%
Median Sales Price*	\$184,900	\$236,500	+ 27.9%	\$156,250	\$210,000	+ 34.4%
Average Sales Price*	\$184,900	\$236,500	+ 27.9%	\$153,738	\$213,250	+ 38.7%
Percent of List Price Received*	105.7%	110.0%	+ 4.1%	100.7%	107.8%	+ 7.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

* 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.

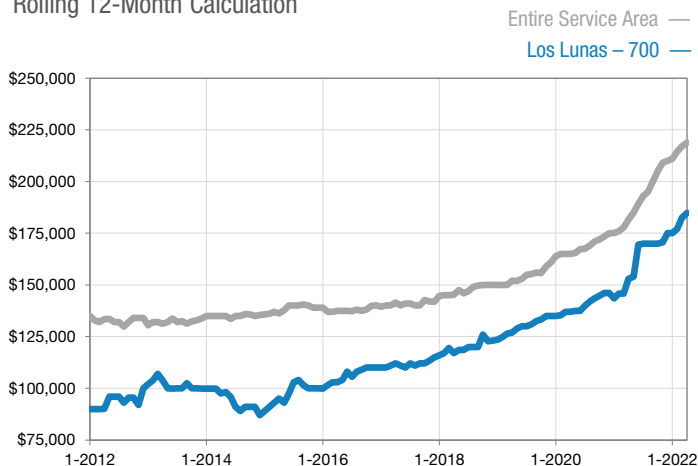
Median Sales Price - Single-Family Detached

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.