

Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	28	28	0.0%	161	176	+ 9.3%
Pending Sales	21	20	- 4.8%	136	136	0.0%
Closed Sales	14	22	+ 57.1%	122	131	+ 7.4%
Days on Market Until Sale	28	33	+ 17.9%	33	24	- 27.3%
Median Sales Price*	\$294,500	\$317,500	+ 7.8%	\$260,185	\$301,250	+ 15.8%
Average Sales Price*	\$295,440	\$328,984	+ 11.4%	\$264,178	\$319,599	+ 21.0%
Percent of List Price Received*	100.3%	100.1%	- 0.2%	99.9%	101.0%	+ 1.1%
Inventory of Homes for Sale	30	54	+ 80.0%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--

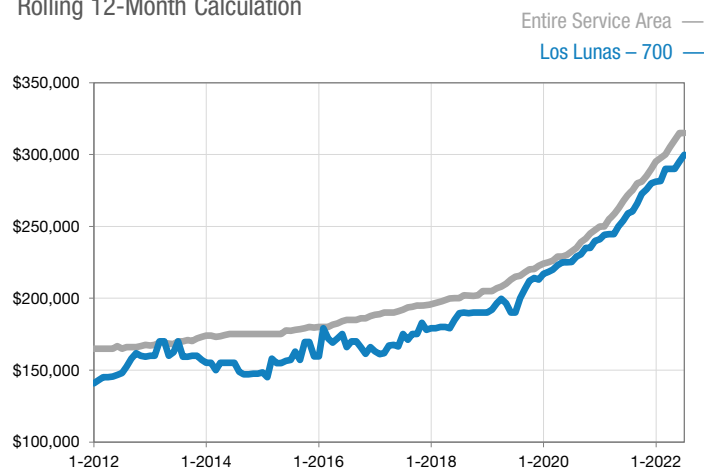
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	2	1	- 50.0%	18	10	- 44.4%
Pending Sales	3	0	- 100.0%	16	10	- 37.5%
Closed Sales	2	1	- 50.0%	13	11	- 15.4%
Days on Market Until Sale	2	4	+ 100.0%	6	6	0.0%
Median Sales Price*	\$189,125	\$205,900	+ 8.9%	\$170,000	\$205,900	+ 21.1%
Average Sales Price*	\$189,125	\$205,900	+ 8.9%	\$161,088	\$203,282	+ 26.2%
Percent of List Price Received*	103.5%	100.0%	- 3.4%	101.2%	106.5%	+ 5.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

* 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.

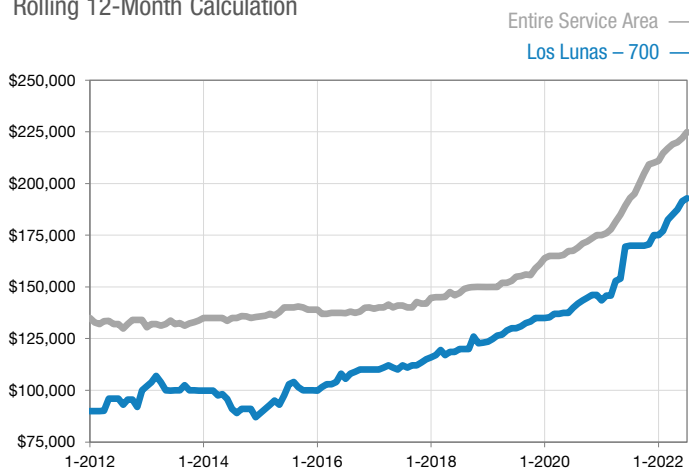
Median Sales Price - Single-Family Detached

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.