

Local Market Update for August 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 | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| New Listings | 27 | 21 | - 22.2% | 188 | 197 | + 4.8% |
| Pending Sales | 30 | 19 | - 36.7% | 166 | 152 | - 8.4% |
| Closed Sales | 22 | 19 | - 13.6% | 144 | 150 | + 4.2% |
| Days on Market Until Sale | 19 | 22 | + 15.8% | 31 | 24 | - 22.6% |
| Median Sales Price* | \$315,095 | \$322,000 | + 2.2% | \$267,260 | \$307,750 | + 15.2% |
| Average Sales Price* | \$321,403 | \$312,930 | - 2.6% | \$272,920 | \$318,755 | + 16.8% |
| Percent of List Price Received* | 99.3% | 100.7% | + 1.4% | 99.8% | 100.9% | + 1.1% |
| Inventory of Homes for Sale | 22 | 53 | + 140.9% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 2.8 | + 154.5% | -- | -- | -- |

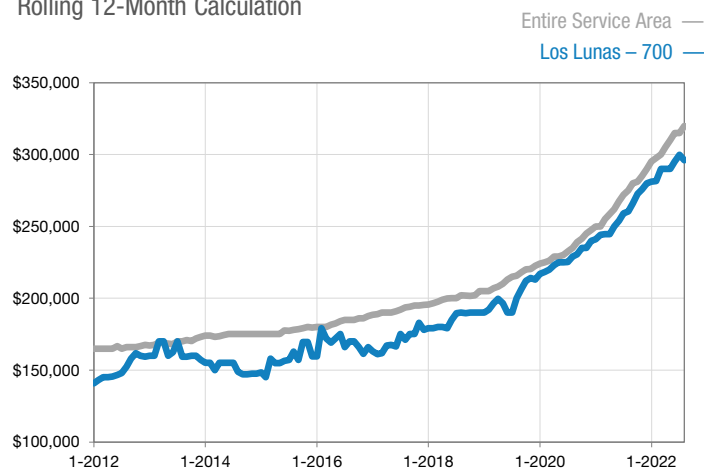
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| New Listings | 7 | 1 | - 85.7% | 25 | 11 | - 56.0% |
| Pending Sales | 6 | 2 | - 66.7% | 22 | 12 | - 45.5% |
| Closed Sales | 5 | 0 | - 100.0% | 18 | 11 | - 38.9% |
| Days on Market Until Sale | 8 | -- | -- | 6 | 6 | 0.0% |
| Median Sales Price* | \$175,000 | -- | -- | \$170,000 | \$205,900 | + 21.1% |
| Average Sales Price* | \$170,980 | -- | -- | \$163,836 | \$203,282 | + 24.1% |
| Percent of List Price Received* | 102.2% | -- | -- | 101.5% | 106.5% | + 4.9% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | -- | -- | -- | -- | -- |

* 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.

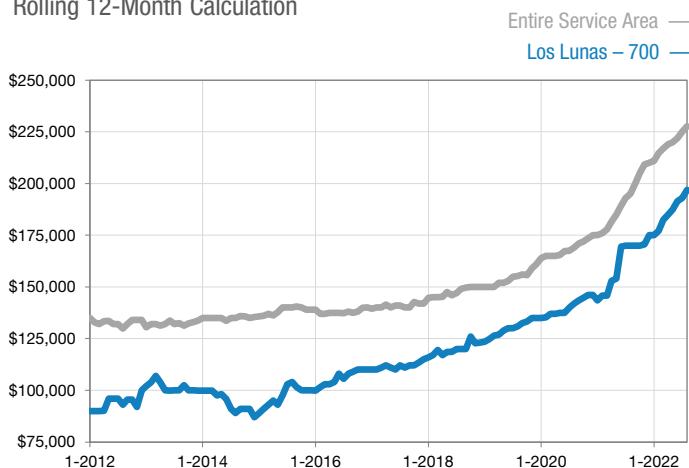
Median Sales Price - Single-Family Detached

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.