

Local Market Update for August 2022

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



West Los Lunas – 701

East of Arroyo Rd, West of I-25, South of Isleta Reservation, North of Arroyo Rd and I-25

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	21	19	- 9.5%	114	131	+ 14.9%
Pending Sales	19	12	- 36.8%	103	93	- 9.7%
Closed Sales	10	9	- 10.0%	88	82	- 6.8%
Days on Market Until Sale	12	16	+ 33.3%	23	23	0.0%
Median Sales Price*	\$305,500	\$290,000	- 5.1%	\$265,000	\$328,165	+ 23.8%
Average Sales Price*	\$302,249	\$328,689	+ 8.7%	\$269,469	\$330,407	+ 22.6%
Percent of List Price Received*	100.5%	100.5%	0.0%	100.7%	99.1%	- 1.6%
Inventory of Homes for Sale	15	41	+ 173.3%	--	--	--
Months Supply of Inventory	1.3	3.7	+ 184.6%	--	--	--

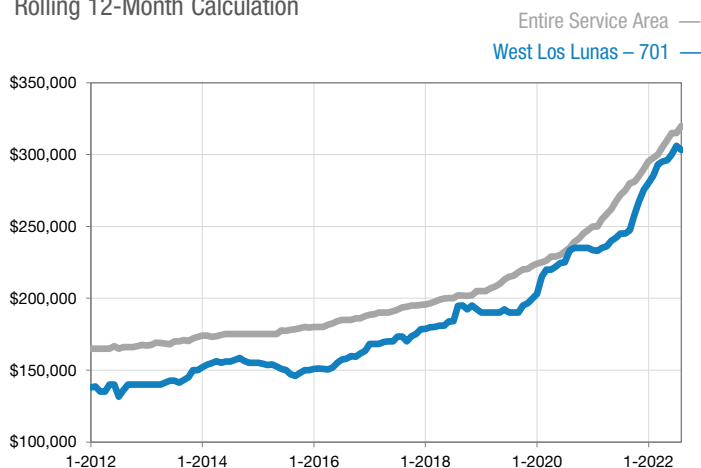
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	1	0	- 100.0%	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	2	--	--
Median Sales Price*	--	--	--	\$197,500	--	--
Average Sales Price*	--	--	--	\$197,500	--	--
Percent of List Price Received*	--	--	--	104.0%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

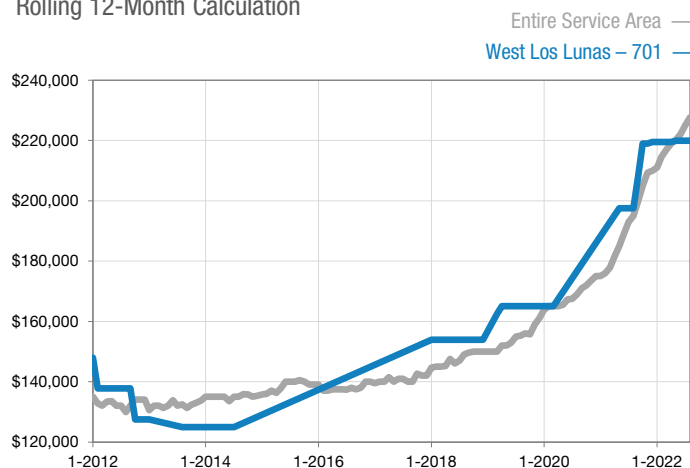
Median Sales Price - Single-Family Detached

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.