Local Market Update for October 2022

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

gaar

Los Lunas – 700

South of Bernalillo County Line, East of I-25, West of Rio Grande River, North of Miller Rd

Single-Family Detached

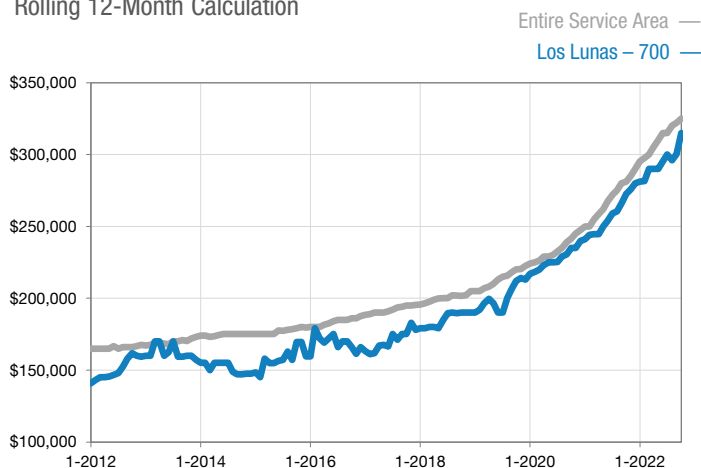| Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	28	21	- 25.0%	248	232	- 6.5%
Pending Sales	13	11	- 15.4%	207	178	- 14.0%
Closed Sales	32	21	- 34.4%	202	188	- 6.9%
Days on Market Until Sale	17	52	+ 205.9%	27	28	+ 3.7%
Median Sales Price*	$280,425	$345,000	+ 23.0%	$275,000	$315,000	+ 14.5%
Average Sales Price*	$296,085	$365,726	+ 23.5%	$279,396	$324,915	+ 16.3%
Percent of List Price Received*	100.2%	99.0%	- 1.2%	99.8%	100.5%	+ 0.7%
Inventory of Homes for Sale	35	46	+ 31.4%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	0	0	0.0%	28	13	- 53.6%
Pending Sales	2	2	0.0%	26	13	- 50.0%
Closed Sales	3	0	- 100.0%	26	12	- 53.8%
Days on Market Until Sale	11	--	--	7	6	- 14.3%
Median Sales Price*	$195,000	--	--	$172,750	$202,950	+ 17.5%
Average Sales Price*	$204,333	--	--	$169,748	$203,008	+ 19.6%
Percent of List Price Received*	102.4%	--	--	101.3%	106.0%	+ 4.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--

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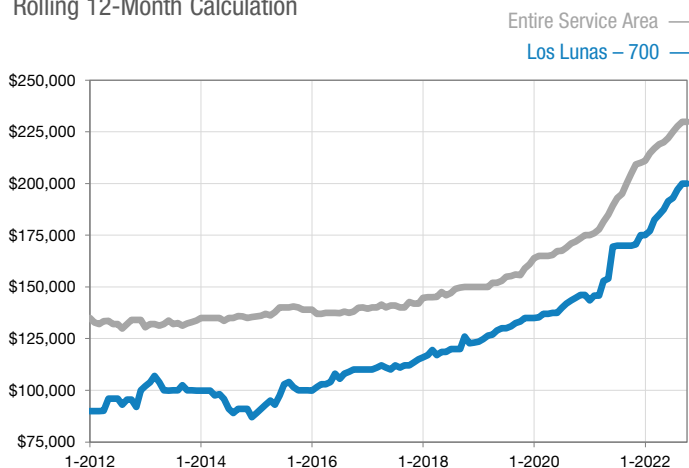
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Los Lunas – 700 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Los Lunas – 700 —

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.