

Local Market Update for October 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	10	13	+ 30.0%	139	174	+ 25.2%
Pending Sales	8	11	+ 37.5%	130	107	- 17.7%
Closed Sales	15	3	- 80.0%	119	100	- 16.0%
Days on Market Until Sale	11	21	+ 90.9%	20	26	+ 30.0%
Median Sales Price*	\$295,000	\$315,000	+ 6.8%	\$272,500	\$324,950	+ 19.2%
Average Sales Price*	\$287,548	\$299,767	+ 4.2%	\$272,291	\$328,883	+ 20.8%
Percent of List Price Received*	100.7%	97.1%	- 3.6%	100.6%	99.1%	- 1.5%
Inventory of Homes for Sale	13	63	+ 384.6%	--	--	--
Months Supply of Inventory	1.1	6.3	+ 472.7%	--	--	--

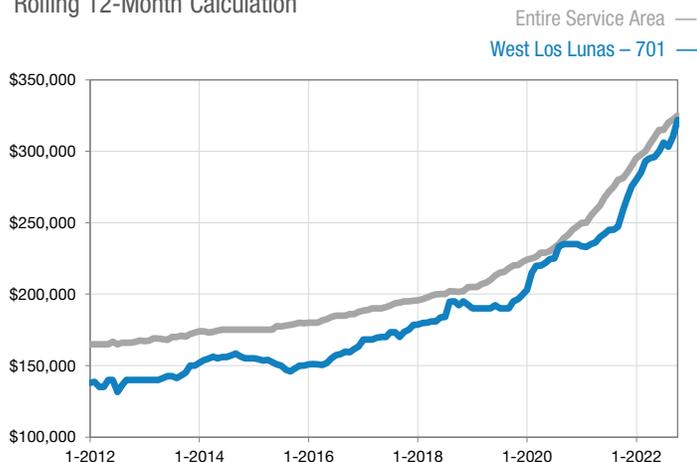
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	4	2	- 50.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	15	--	--	10	1	- 90.0%
Median Sales Price*	\$220,000	--	--	\$219,000	\$239,000	+ 9.1%
Average Sales Price*	\$220,000	--	--	\$212,167	\$239,000	+ 12.6%
Percent of List Price Received*	100.0%	--	--	101.2%	99.6%	- 1.6%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

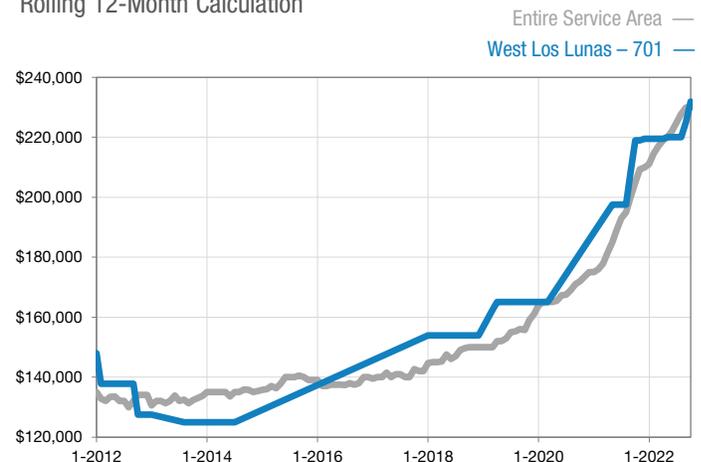
Median Sales Price - Single-Family Detached

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.