

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	14	9	- 35.7%	160	202	+ 26.3%
Pending Sales	2	9	+ 350.0%	143	122	- 14.7%
Closed Sales	10	7	- 30.0%	146	118	- 19.2%
Days on Market Until Sale	40	43	+ 7.5%	23	28	+ 21.7%
Median Sales Price*	\$296,000	\$344,950	+ 16.5%	\$275,450	\$325,665	+ 18.2%
Average Sales Price*	\$299,490	\$373,971	+ 24.9%	\$279,349	\$333,460	+ 19.4%
Percent of List Price Received*	100.9%	98.1%	- 2.8%	100.3%	98.9%	- 1.4%
Inventory of Homes for Sale	16	37	+ 131.3%	--	--	--
Months Supply of Inventory	1.3	3.6	+ 176.9%	--	--	--

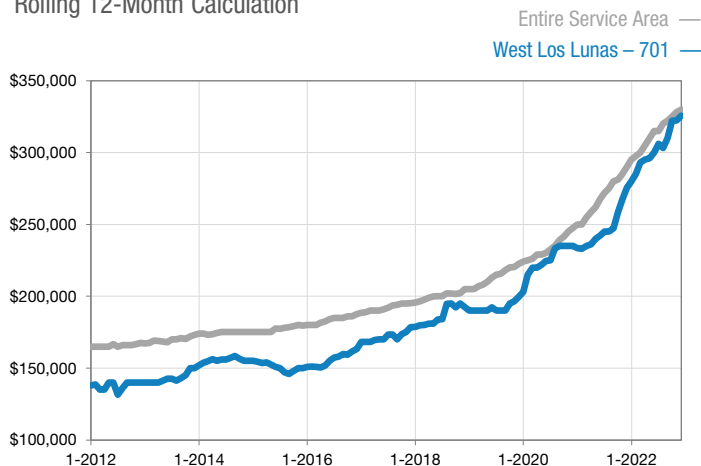
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	0.0%	4	2	- 50.0%
Pending Sales	0	0	0.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	10	--	--	10	1	- 90.0%
Median Sales Price*	\$225,000	--	--	\$219,500	\$239,000	+ 8.9%
Average Sales Price*	\$225,000	--	--	\$215,375	\$239,000	+ 11.0%
Percent of List Price Received*	94.7%	--	--	99.6%	99.6%	0.0%
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.

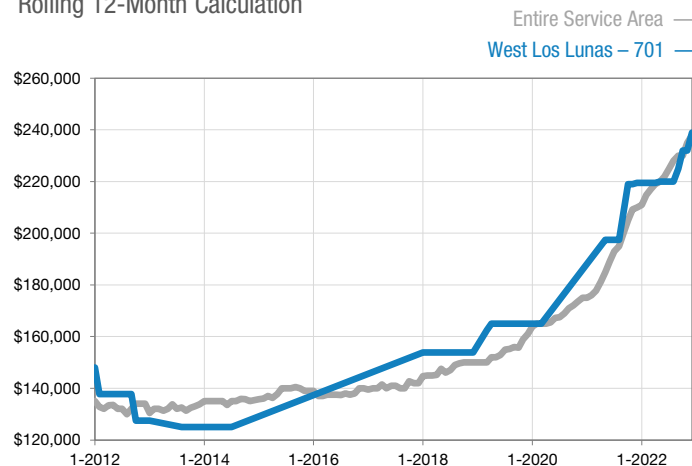
Median Sales Price - Single-Family Detached

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.