

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	23	11	- 52.2%	285	255	- 10.5%
Pending Sales	20	14	- 30.0%	238	201	- 15.5%
Closed Sales	16	12	- 25.0%	238	212	- 10.9%
Days on Market Until Sale	15	46	+ 206.7%	26	30	+ 15.4%
Median Sales Price*	\$280,250	\$337,500	+ 20.4%	\$280,000	\$315,500	+ 12.7%
Average Sales Price*	\$277,094	\$355,295	+ 28.2%	\$285,858	\$326,290	+ 14.1%
Percent of List Price Received*	99.0%	98.1%	- 0.9%	99.7%	100.2%	+ 0.5%
Inventory of Homes for Sale	35	38	+ 8.6%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

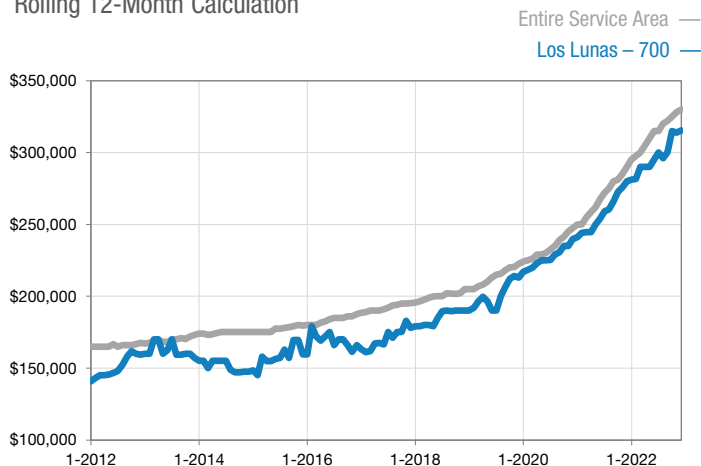
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	2	0	- 100.0%	30	13	- 56.7%
Pending Sales	1	0	- 100.0%	28	13	- 53.6%
Closed Sales	2	0	- 100.0%	29	14	- 51.7%
Days on Market Until Sale	9	--	--	7	8	+ 14.3%
Median Sales Price*	\$196,000	--	--	\$175,000	\$202,950	+ 16.0%
Average Sales Price*	\$196,000	--	--	\$174,498	\$203,650	+ 16.7%
Percent of List Price Received*	106.4%	--	--	101.6%	105.1%	+ 3.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

* 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.

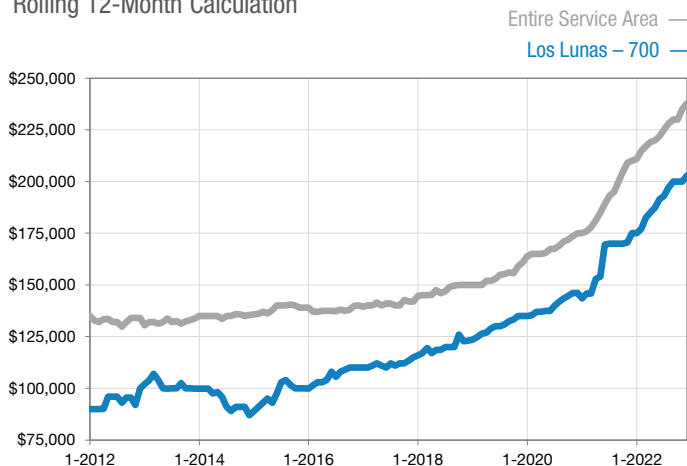
Median Sales Price - Single-Family Detached

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.