Local Market Update for February 2023

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

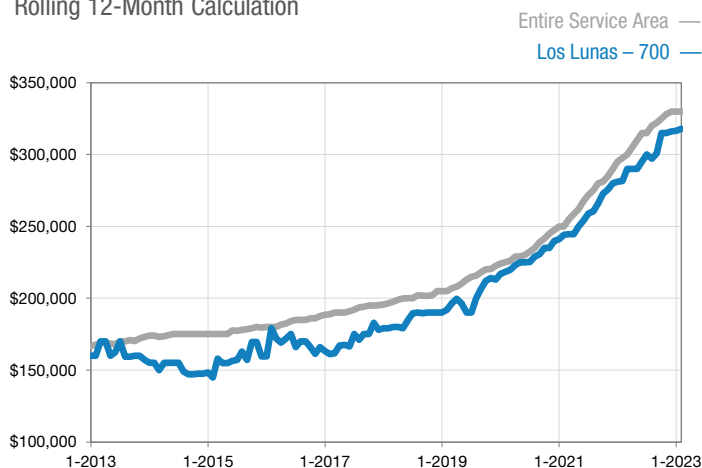| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	23	15	- 34.8%	43	51	+ 18.6%
Pending Sales	25	25	0.0%	34	37	+ 8.8%
Closed Sales	12	13	+ 8.3%	26	26	0.0%
Days on Market Until Sale	17	74	+ 335.3%	19	87	+ 357.9%
Median Sales Price*	$242,500	$304,990	+ 25.8%	$290,200	$317,490	+ 9.4%
Average Sales Price*	$260,742	$318,186	+ 22.0%	$302,876	$331,001	+ 9.3%
Percent of List Price Received*	100.3%	99.7%	- 0.6%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	40	42	+ 5.0%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

* 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.

Single-Family Attached

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	0	0	0.0%	0	2	--
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	$180,000	$217,500	+ 20.8%	$180,000	$217,500	+ 20.8%
Average Sales Price*	$180,000	$217,500	+ 20.8%	$180,000	$217,500	+ 20.8%
Percent of List Price Received*	102.9%	106.1%	+ 3.1%	102.9%	106.1%	+ 3.1%
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.
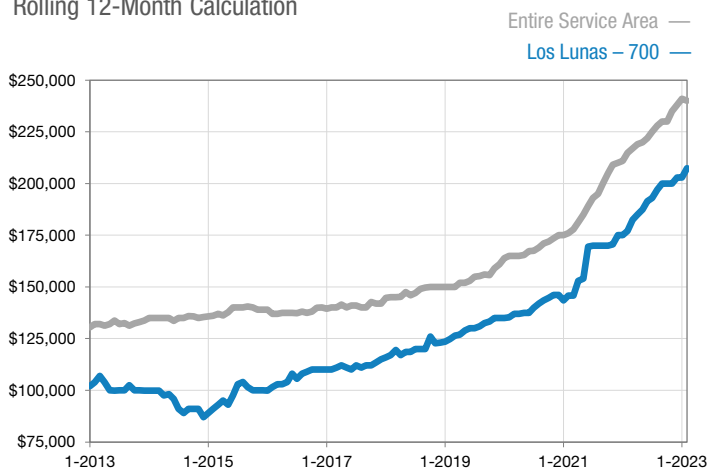
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.