

Local Market Update for February 2023

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	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	17	23	+ 35.3%	29	48	+ 65.5%
Pending Sales	13	21	+ 61.5%	26	41	+ 57.7%
Closed Sales	5	12	+ 140.0%	12	20	+ 66.7%
Days on Market Until Sale	16	29	+ 81.3%	14	31	+ 121.4%
Median Sales Price*	\$324,900	\$282,900	- 12.9%	\$322,450	\$310,450	- 3.7%
Average Sales Price*	\$321,260	\$315,298	- 1.9%	\$339,219	\$321,184	- 5.3%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	17	37	+ 117.6%	--	--	--
Months Supply of Inventory	1.4	3.3	+ 135.7%	--	--	--

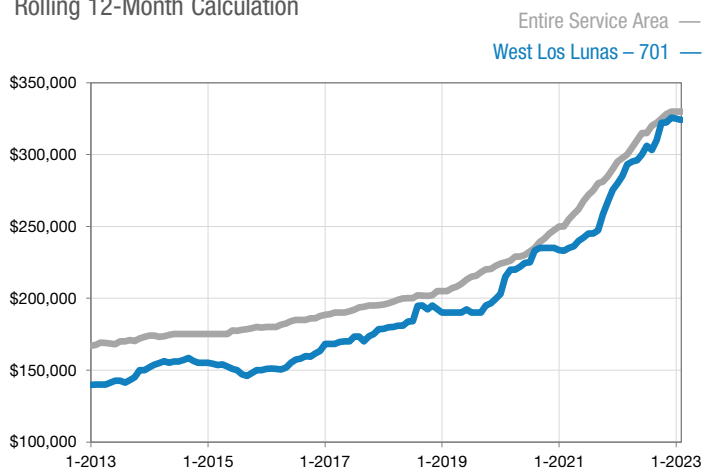
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	0	1	--	0	1	--
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

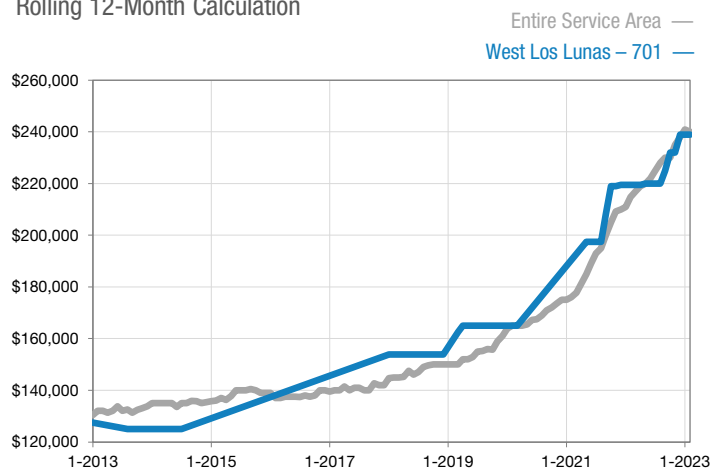
Median Sales Price - Single-Family Detached

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.