

Local Market Update for March 2023

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	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	17	22	+ 29.4%	60	74	+ 23.3%
Pending Sales	22	30	+ 36.4%	56	66	+ 17.9%
Closed Sales	24	31	+ 29.2%	50	57	+ 14.0%
Days on Market Until Sale	15	54	+ 260.0%	17	69	+ 305.9%
Median Sales Price*	\$334,500	\$330,000	- 1.3%	\$307,620	\$329,990	+ 7.3%
Average Sales Price*	\$323,549	\$348,037	+ 7.6%	\$312,799	\$340,266	+ 8.8%
Percent of List Price Received*	102.3%	98.1%	- 4.1%	101.0%	98.6%	- 2.4%
Inventory of Homes for Sale	33	33	0.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

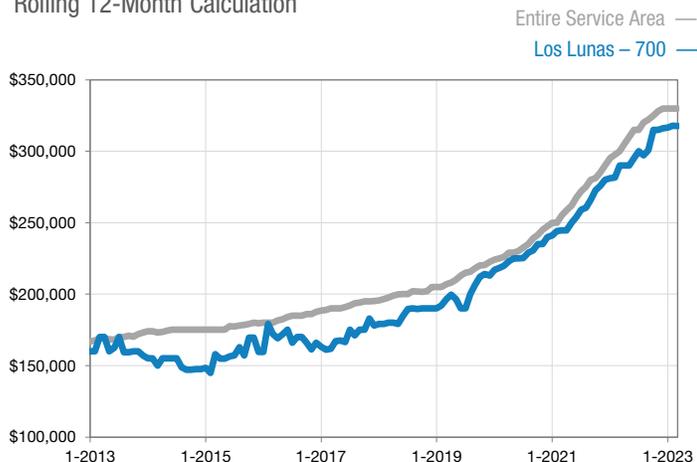
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	3	2	- 33.3%
Pending Sales	3	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	32	--	--	18	2	- 88.9%
Median Sales Price*	\$200,000	--	--	\$190,000	\$217,500	+ 14.5%
Average Sales Price*	\$200,000	--	--	\$190,000	\$217,500	+ 14.5%
Percent of List Price Received*	108.2%	--	--	105.5%	106.1%	+ 0.6%
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.

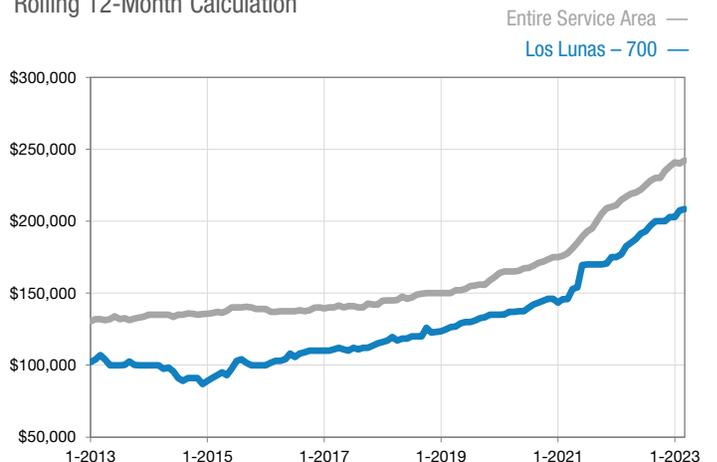
Median Sales Price - Single-Family Detached

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.