

Local Market Update for April 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	5	24	+ 380.0%	42	100	+ 138.1%
Pending Sales	5	19	+ 280.0%	46	83	+ 80.4%
Closed Sales	17	14	- 17.6%	44	47	+ 6.8%
Days on Market Until Sale	26	36	+ 38.5%	25	35	+ 40.0%
Median Sales Price*	\$323,000	\$313,450	- 3.0%	\$325,615	\$311,900	- 4.2%
Average Sales Price*	\$326,002	\$330,473	+ 1.4%	\$333,563	\$325,483	- 2.4%
Percent of List Price Received*	97.1%	99.6%	+ 2.6%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	9	43	+ 377.8%	--	--	--
Months Supply of Inventory	0.7	3.3	+ 371.4%	--	--	--

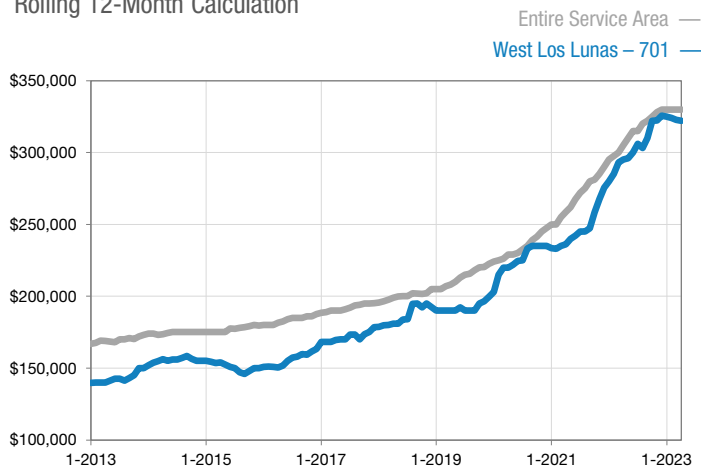
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	0	--
Median Sales Price*	--	--	--	--	\$215,000	--
Average Sales Price*	--	--	--	--	\$215,000	--
Percent of List Price Received*	--	--	--	--	100.0%	--
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.

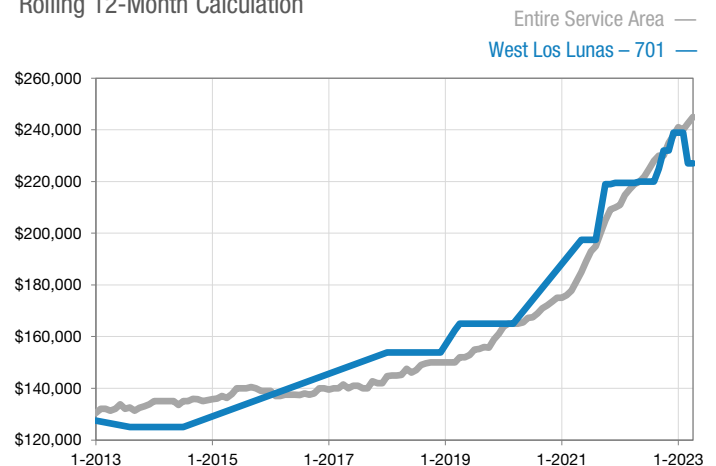
Median Sales Price - Single-Family Detached

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.