

# Local Market Update for April 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	28	22	- 21.4%	88	96	+ 9.1%
Pending Sales	16	30	+ 87.5%	72	96	+ 33.3%
Closed Sales	18	21	+ 16.7%	68	78	+ 14.7%
Days on Market Until Sale	27	47	+ 74.1%	20	63	+ 215.0%
Median Sales Price*	\$276,245	\$319,990	+ 15.8%	\$295,200	\$319,995	+ 8.4%
Average Sales Price*	\$279,881	\$319,041	+ 14.0%	\$304,085	\$334,552	+ 10.0%
Percent of List Price Received*	100.8%	99.3%	- 1.5%	100.9%	98.8%	- 2.1%
Inventory of Homes for Sale	41	22	- 46.3%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

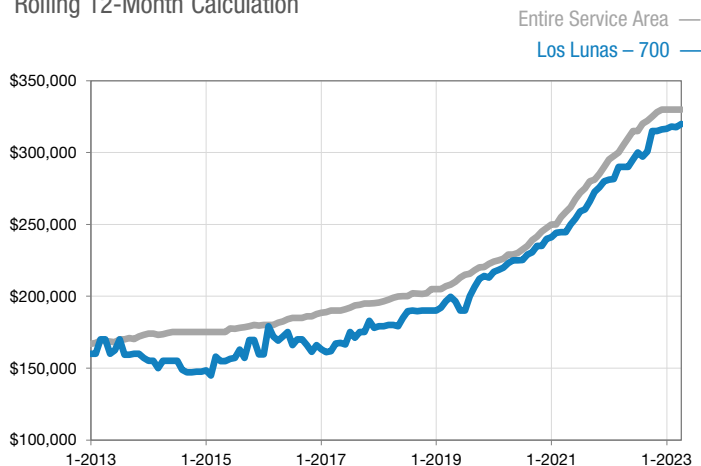
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	4	0	- 100.0%	7	2	- 71.4%
Pending Sales	3	0	- 100.0%	7	2	- 71.4%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	3	--	--	10	2	- 80.0%
Median Sales Price*	\$236,500	--	--	\$210,000	\$217,500	+ 3.6%
Average Sales Price*	\$236,500	--	--	\$213,250	\$217,500	+ 2.0%
Percent of List Price Received*	110.0%	--	--	107.8%	106.1%	- 1.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

\* 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.

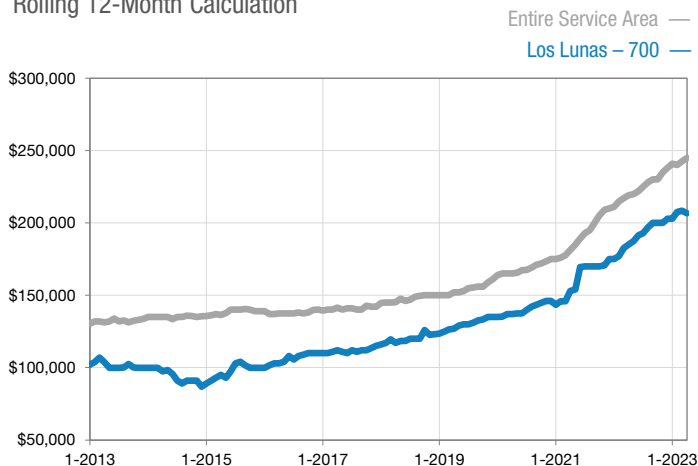
### Median Sales Price - Single-Family Detached

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.