

# 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 |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | Thru 4-2022  | Thru 4-2023      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| 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 | <b>\$319,990</b> | + 15.8%        | \$295,200    | <b>\$319,995</b> | + 8.4%         |
| Average Sales Price*            | \$279,881 | <b>\$319,041</b> | + 14.0%        | \$304,085    | <b>\$334,552</b> | + 10.0%        |
| Percent of List Price Received* | 100.8%    | <b>99.3%</b>     | - 1.5%         | 100.9%       | <b>98.8%</b>     | - 2.1%         |
| Inventory of Homes for Sale     | 41        | 22               | - 46.3%        | --           | --               | --             |
| Months Supply of Inventory      | 2.2       | 1.2              | - 45.5%        | --           | --               | --             |

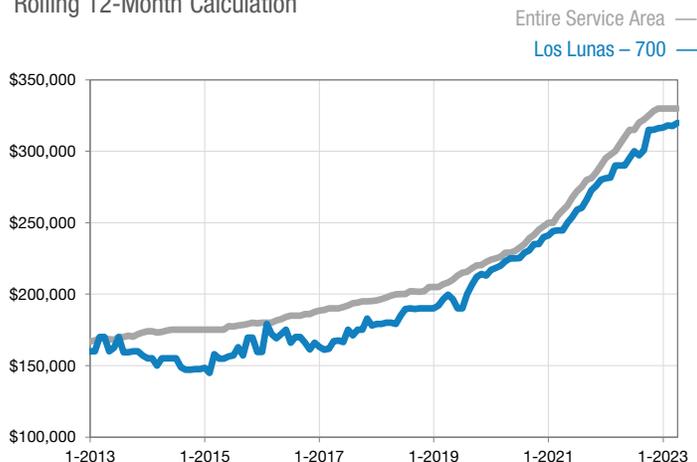
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | April     |      |                | Year to Date |                  |                |
|---------------------------------|-----------|------|----------------|--------------|------------------|----------------|
|                                 | 2022      | 2023 | Percent Change | Thru 4-2022  | Thru 4-2023      | Percent Change |
| <b>Key Metrics</b>              |           |      |                |              |                  |                |
| 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    | <b>\$217,500</b> | + 3.6%         |
| Average Sales Price*            | \$236,500 | --   | --             | \$213,250    | <b>\$217,500</b> | + 2.0%         |
| Percent of List Price Received* | 110.0%    | --   | --             | 107.8%       | <b>106.1%</b>    | - 1.6%         |
| Inventory of Homes for Sale     | 1         | 0    | - 100.0%       | --           | --               | --             |
| Months Supply of Inventory      | 0.4       | --   | --             | --           | --               | --             |

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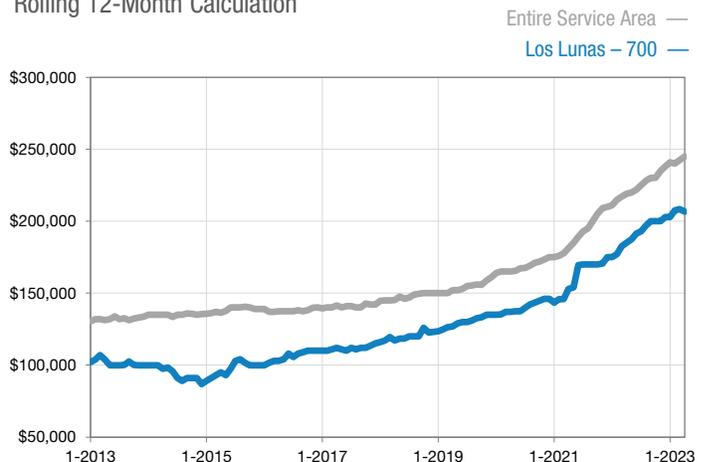
### Median Sales Price - Single-Family Detached

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.