

Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	41	34	- 17.1%	129	132	+ 2.3%
Pending Sales	22	22	0.0%	94	112	+ 19.1%
Closed Sales	21	22	+ 4.8%	89	100	+ 12.4%
Days on Market Until Sale	19	71	+ 273.7%	19	65	+ 242.1%
Median Sales Price*	\$284,390	\$335,000	+ 17.8%	\$290,500	\$329,450	+ 13.4%
Average Sales Price*	\$302,700	\$335,042	+ 10.7%	\$303,759	\$334,660	+ 10.2%
Percent of List Price Received*	102.3%	98.6%	- 3.6%	101.3%	98.7%	- 2.6%
Inventory of Homes for Sale	57	40	- 29.8%	--	--	--
Months Supply of Inventory	3.0	2.2	- 26.7%	--	--	--

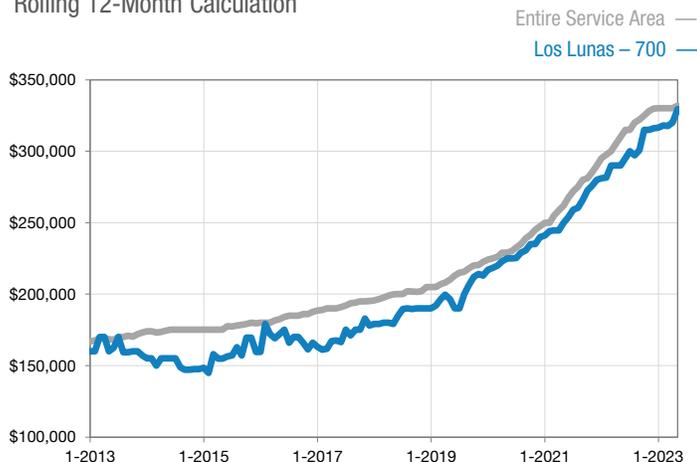
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	1	1	0.0%	8	4	- 50.0%
Pending Sales	2	0	- 100.0%	9	2	- 77.8%
Closed Sales	3	0	- 100.0%	7	2	- 71.4%
Days on Market Until Sale	3	--	--	7	2	- 71.4%
Median Sales Price*	\$185,000	--	--	\$195,000	\$217,500	+ 11.5%
Average Sales Price*	\$183,333	--	--	\$200,429	\$217,500	+ 8.5%
Percent of List Price Received*	107.1%	--	--	107.5%	106.1%	- 1.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

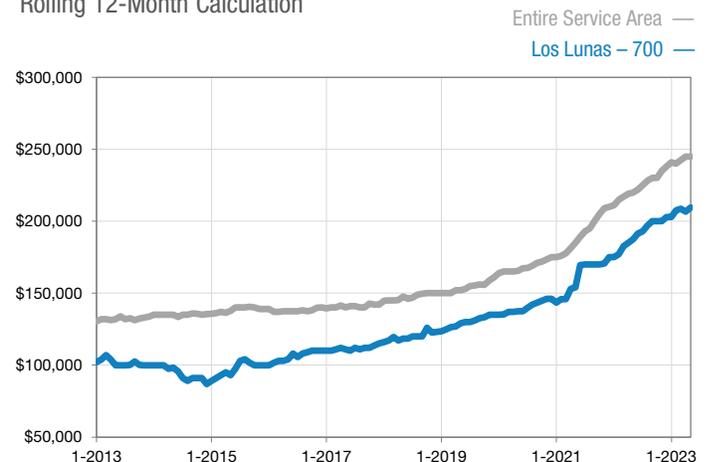
Median Sales Price - Single-Family Detached

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.