

Local Market Update for June 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	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	19	22	+ 15.8%	148	153	+ 3.4%
Pending Sales	20	18	- 10.0%	114	127	+ 11.4%
Closed Sales	19	18	- 5.3%	108	118	+ 9.3%
Days on Market Until Sale	32	31	- 3.1%	22	60	+ 172.7%
Median Sales Price*	\$318,000	\$298,245	- 6.2%	\$300,745	\$319,495	+ 6.2%
Average Sales Price*	\$388,441	\$308,495	- 20.6%	\$318,656	\$330,668	+ 3.8%
Percent of List Price Received*	101.3%	100.8%	- 0.5%	101.3%	99.0%	- 2.3%
Inventory of Homes for Sale	52	41	- 21.2%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

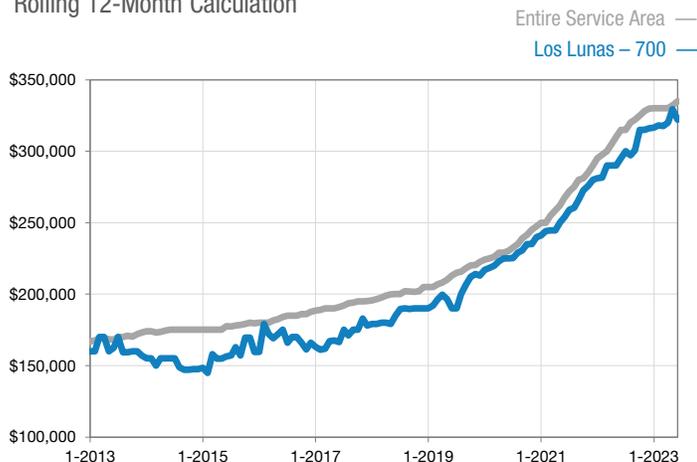
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	9	4	- 55.6%
Pending Sales	1	0	- 100.0%	10	2	- 80.0%
Closed Sales	3	0	- 100.0%	10	2	- 80.0%
Days on Market Until Sale	4	--	--	6	2	- 66.7%
Median Sales Price*	\$209,700	--	--	\$203,750	\$217,500	+ 6.7%
Average Sales Price*	\$209,067	--	--	\$203,020	\$217,500	+ 7.1%
Percent of List Price Received*	106.3%	--	--	107.1%	106.1%	- 0.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

* 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.

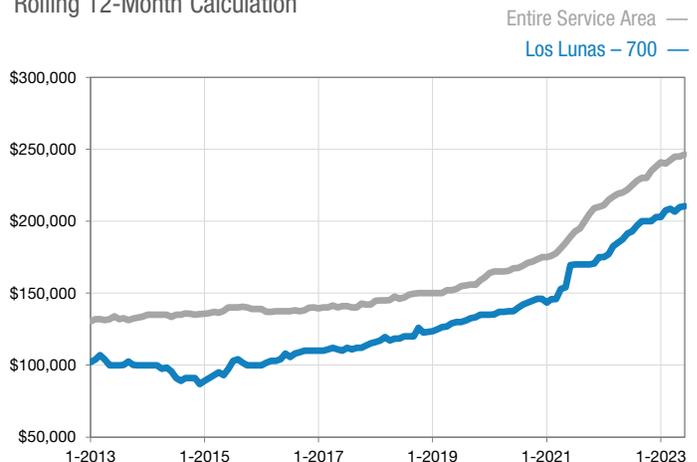
Median Sales Price - Single-Family Detached

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.