

Local Market Update for July 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	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	28	16	- 42.9%	176	168	- 4.5%
Pending Sales	18	18	0.0%	132	145	+ 9.8%
Closed Sales	22	19	- 13.6%	130	138	+ 6.2%
Days on Market Until Sale	33	50	+ 51.5%	24	59	+ 145.8%
Median Sales Price*	\$317,500	\$339,290	+ 6.9%	\$303,375	\$324,750	+ 7.0%
Average Sales Price*	\$328,984	\$368,355	+ 12.0%	\$320,404	\$335,533	+ 4.7%
Percent of List Price Received*	100.1%	99.5%	- 0.6%	101.1%	99.1%	- 2.0%
Inventory of Homes for Sale	58	38	- 34.5%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--

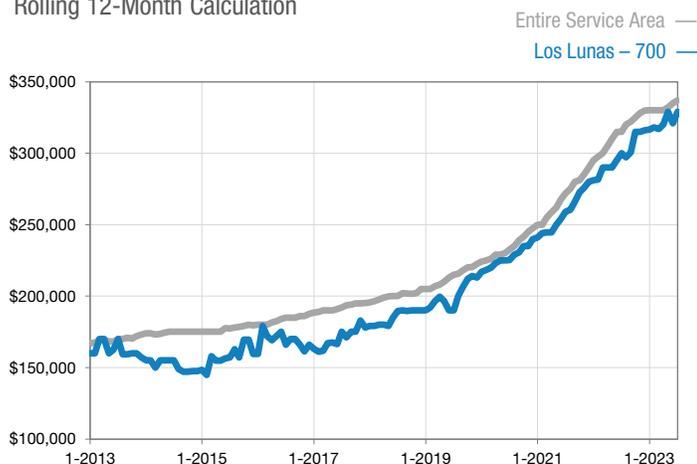
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	10	8	- 20.0%
Pending Sales	0	4	--	10	6	- 40.0%
Closed Sales	1	0	- 100.0%	11	2	- 81.8%
Days on Market Until Sale	4	--	--	6	2	- 66.7%
Median Sales Price*	\$205,900	--	--	\$205,900	\$217,500	+ 5.6%
Average Sales Price*	\$205,900	--	--	\$203,282	\$217,500	+ 7.0%
Percent of List Price Received*	100.0%	--	--	106.5%	106.1%	- 0.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--

* 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.

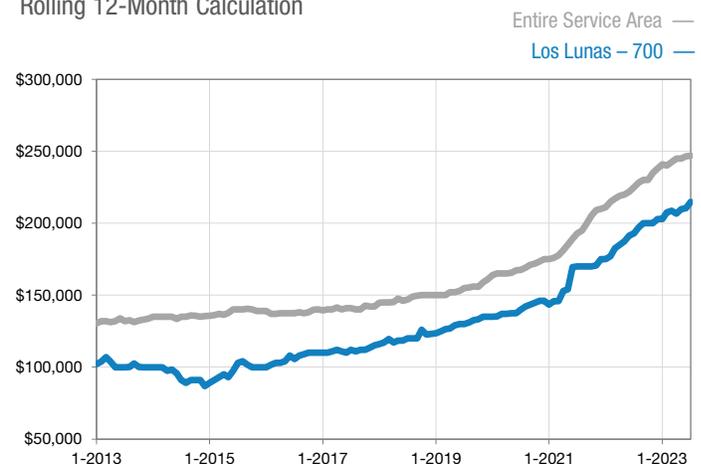
Median Sales Price - Single-Family Detached

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.