

Local Market Update for July 2023

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



West Los Lunas – 701

East of Arroyo Rd, West of I-25, South of Isleta Reservation, North of Arroyo Rd and I-25

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	24	14	- 41.7%	112	151	+ 34.8%
Pending Sales	13	26	+ 100.0%	81	133	+ 64.2%
Closed Sales	12	17	+ 41.7%	73	98	+ 34.2%
Days on Market Until Sale	19	29	+ 52.6%	24	39	+ 62.5%
Median Sales Price*	\$342,450	\$305,900	- 10.7%	\$332,000	\$314,450	- 5.3%
Average Sales Price*	\$334,921	\$322,176	- 3.8%	\$330,619	\$327,311	- 1.0%
Percent of List Price Received*	99.4%	100.2%	+ 0.8%	99.0%	99.3%	+ 0.3%
Inventory of Homes for Sale	39	34	- 12.8%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--

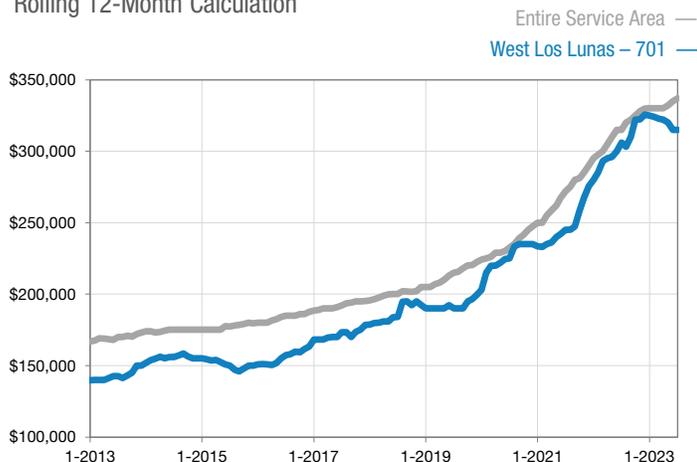
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	2	3	+ 50.0%
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	0	--
Median Sales Price*	--	--	--	--	\$215,000	--
Average Sales Price*	--	--	--	--	\$215,000	--
Percent of List Price Received*	--	--	--	--	100.0%	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

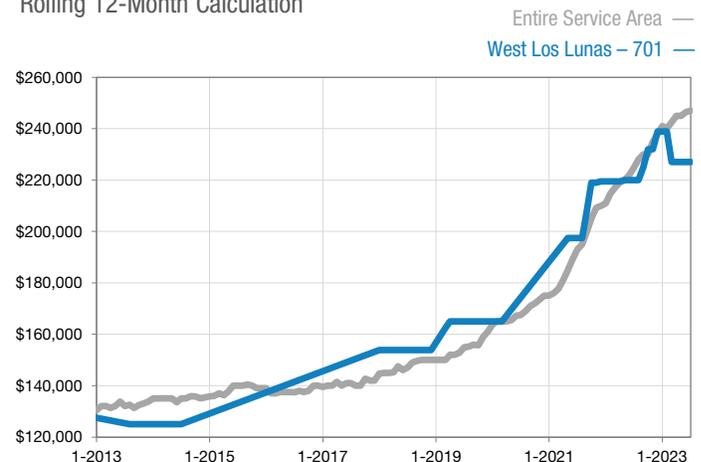
Median Sales Price - Single-Family Detached

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.