

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	21	23	+ 9.5%	197	191	- 3.0%
Pending Sales	17	26	+ 52.9%	149	168	+ 12.8%
Closed Sales	19	18	- 5.3%	149	156	+ 4.7%
Days on Market Until Sale	22	48	+ 118.2%	24	58	+ 141.7%
Median Sales Price*	\$322,000	\$289,000	- 10.2%	\$310,000	\$319,995	+ 3.2%
Average Sales Price*	\$312,930	\$324,958	+ 3.8%	\$319,451	\$334,313	+ 4.7%
Percent of List Price Received*	100.7%	98.3%	- 2.4%	101.0%	99.0%	- 2.0%
Inventory of Homes for Sale	57	36	- 36.8%	--	--	--
Months Supply of Inventory	3.1	2.0	- 35.5%	--	--	--

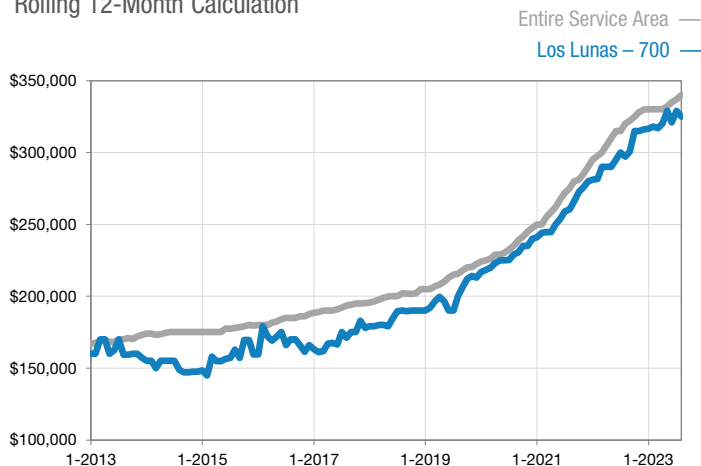
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1	4	+ 300.0%	11	12	+ 9.1%
Pending Sales	1	2	+ 100.0%	11	8	- 27.3%
Closed Sales	0	3	--	11	5	- 54.5%
Days on Market Until Sale	--	2	--	6	2	- 66.7%
Median Sales Price*	--	\$253,000	--	\$205,900	\$245,000	+ 19.0%
Average Sales Price*	--	\$256,000	--	\$203,282	\$240,600	+ 18.4%
Percent of List Price Received*	--	103.4%	--	106.5%	104.5%	- 1.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

\* 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.

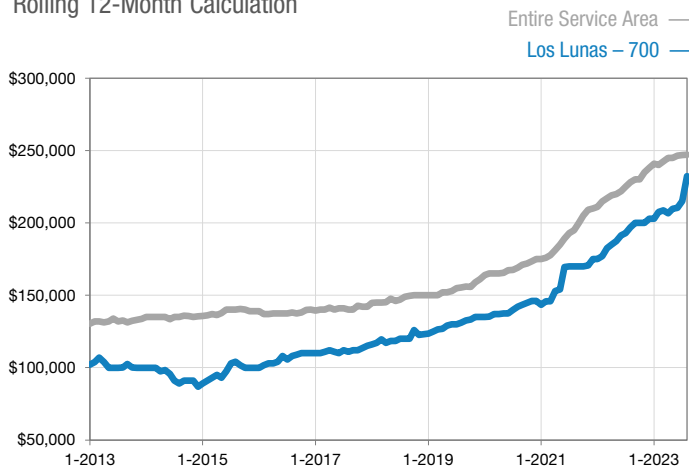
### Median Sales Price - Single-Family Detached

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.