

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	19	13	- 31.6%	131	164	+ 25.2%
Pending Sales	10	20	+ 100.0%	91	144	+ 58.2%
Closed Sales	9	18	+ 100.0%	82	116	+ 41.5%
Days on Market Until Sale	16	65	+ 306.3%	23	43	+ 87.0%
Median Sales Price*	\$290,000	<b>\$301,400</b>	+ 3.9%	\$328,165	<b>\$312,450</b>	- 4.8%
Average Sales Price*	\$328,689	<b>\$314,344</b>	- 4.4%	\$330,407	<b>\$325,299</b>	- 1.5%
Percent of List Price Received*	100.5%	<b>98.6%</b>	- 1.9%	99.1%	<b>99.2%</b>	+ 0.1%
Inventory of Homes for Sale	46	34	- 26.1%	--	--	--
Months Supply of Inventory	4.2	2.4	- 42.9%	--	--	--

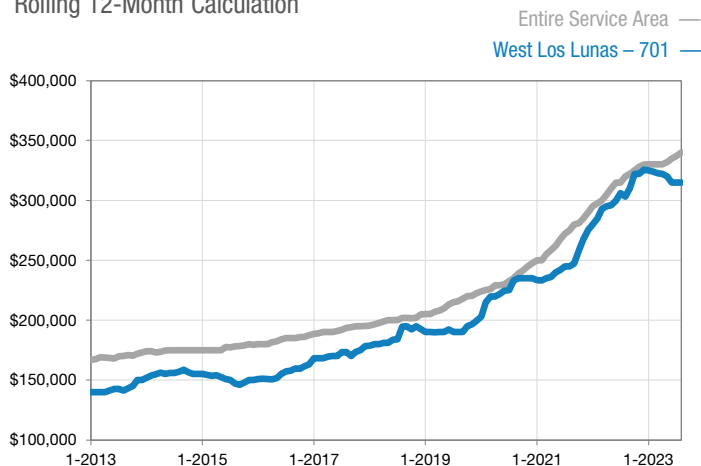
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	1	--	2	4	+ 100.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	1	--	0	2	--
Days on Market Until Sale	--	0	--	--	0	--
Median Sales Price*	--	<b>\$250,000</b>	--	--	<b>\$232,500</b>	--
Average Sales Price*	--	<b>\$250,000</b>	--	--	<b>\$232,500</b>	--
Percent of List Price Received*	--	<b>100.0%</b>	--	--	<b>100.0%</b>	--
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.

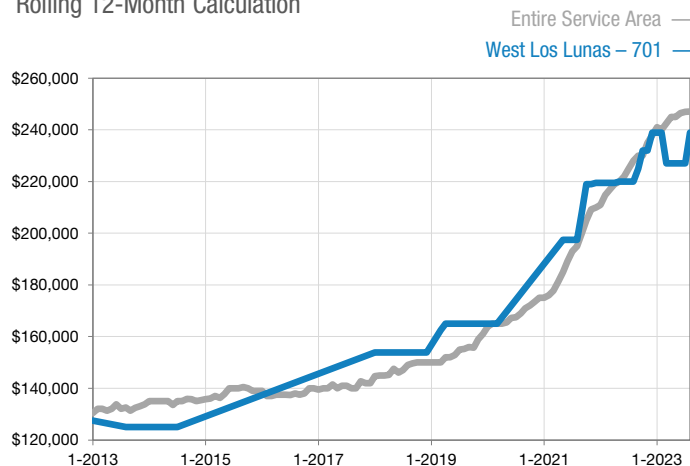
### Median Sales Price - Single-Family Detached

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.