

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	30	16	- 46.7%	161	180	+ 11.8%
Pending Sales	5	14	+ 180.0%	96	156	+ 62.5%
Closed Sales	15	22	+ 46.7%	97	138	+ 42.3%
Days on Market Until Sale	41	67	+ 63.4%	26	47	+ 80.8%
Median Sales Price*	\$325,000	\$325,950	+ 0.3%	\$326,330	\$313,500	- 3.9%
Average Sales Price*	\$326,377	\$334,082	+ 2.4%	\$329,784	\$326,699	- 0.9%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	69	34	- 50.7%	--	--	--
Months Supply of Inventory	7.1	2.3	- 67.6%	--	--	--

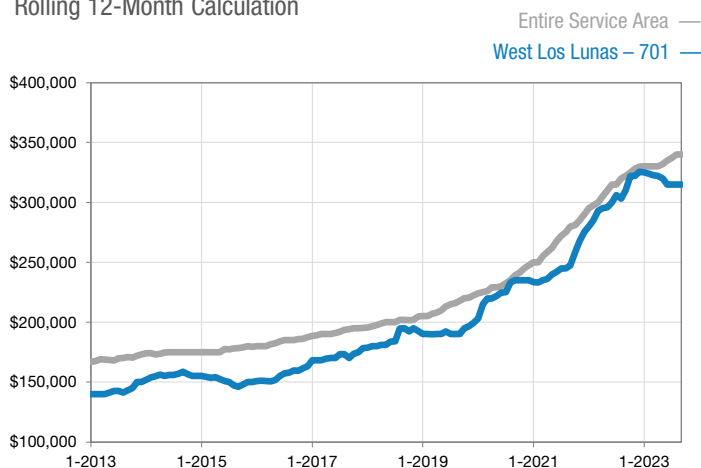
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	0	0	0.0%	2	4	+ 100.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	1	--	--	1	0	- 100.0%
Median Sales Price*	\$239,000	--	--	\$239,000	\$232,500	- 2.7%
Average Sales Price*	\$239,000	--	--	\$239,000	\$232,500	- 2.7%
Percent of List Price Received*	99.6%	--	--	99.6%	100.0%	+ 0.4%
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.

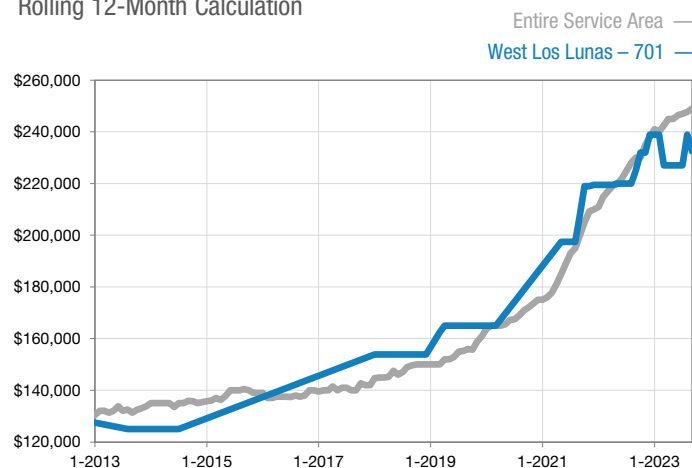
Median Sales Price - Single-Family Detached

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.