

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	14	23	+ 64.3%	211	214	+ 1.4%
Pending Sales	16	18	+ 12.5%	165	183	+ 10.9%
Closed Sales	17	14	- 17.6%	166	172	+ 3.6%
Days on Market Until Sale	36	78	+ 116.7%	25	60	+ 140.0%
Median Sales Price*	\$335,000	\$315,160	- 5.9%	\$315,000	\$319,995	+ 1.6%
Average Sales Price*	\$328,862	\$324,489	- 1.3%	\$320,415	\$333,666	+ 4.1%
Percent of List Price Received*	98.2%	99.2%	+ 1.0%	100.7%	99.0%	- 1.7%
Inventory of Homes for Sale	49	38	- 22.4%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

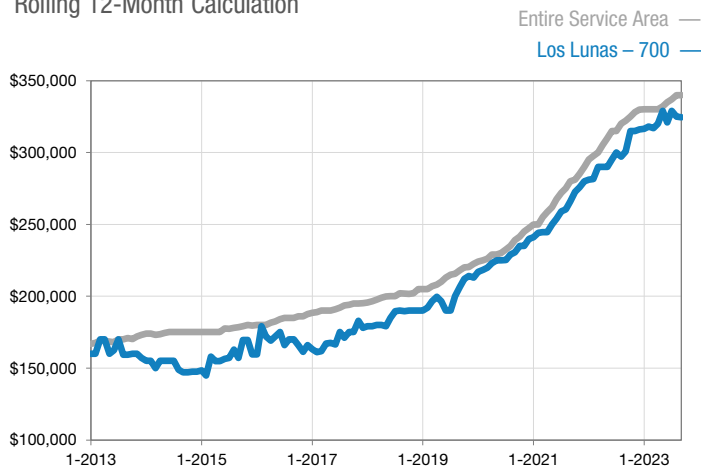
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	2	2	0.0%	13	14	+ 7.7%
Pending Sales	0	1	--	11	9	- 18.2%
Closed Sales	1	2	+ 100.0%	12	8	- 33.3%
Days on Market Until Sale	6	9	+ 50.0%	6	4	- 33.3%
Median Sales Price*	\$200,000	\$213,000	+ 6.5%	\$202,950	\$233,000	+ 14.8%
Average Sales Price*	\$200,000	\$213,000	+ 6.5%	\$203,008	\$235,500	+ 16.0%
Percent of List Price Received*	100.3%	105.0%	+ 4.7%	106.0%	104.1%	- 1.8%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

* 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.

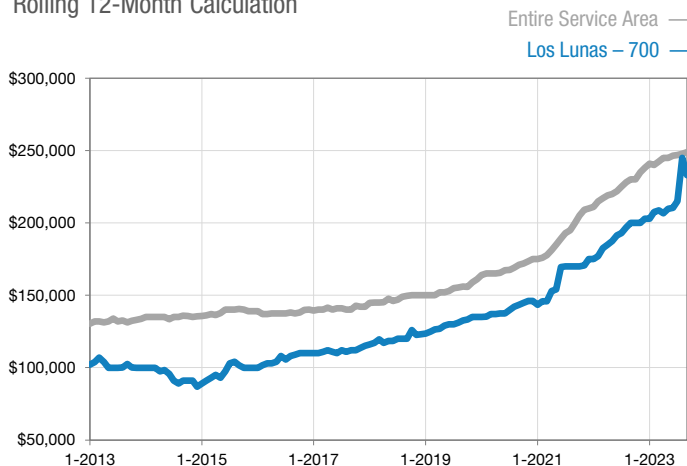
Median Sales Price - Single-Family Detached

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.