

# Local Market Update for October 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	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
New Listings	22	14	- 36.4%	233	228	- 2.1%
Pending Sales	11	12	+ 9.1%	176	193	+ 9.7%
Closed Sales	21	16	- 23.8%	187	189	+ 1.1%
Days on Market Until Sale	52	41	- 21.2%	28	58	+ 107.1%
Median Sales Price*	\$345,000	<b>\$295,990</b>	- 14.2%	\$315,000	<b>\$319,000</b>	+ 1.3%
Average Sales Price*	\$365,726	<b>\$292,766</b>	- 19.9%	\$325,503	<b>\$329,920</b>	+ 1.4%
Percent of List Price Received*	99.0%	<b>97.4%</b>	- 1.6%	100.5%	<b>98.8%</b>	- 1.7%
Inventory of Homes for Sale	48	40	- 16.7%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--

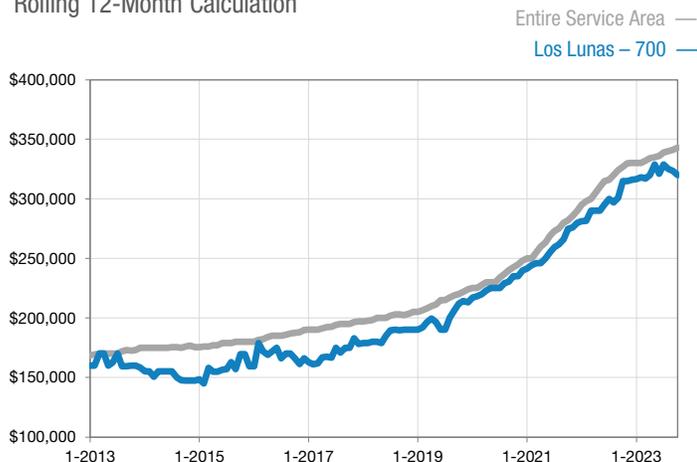
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
<b>Key Metrics</b>						
New Listings	0	4	--	13	18	+ 38.5%
Pending Sales	2	3	+ 50.0%	13	12	- 7.7%
Closed Sales	0	1	--	12	9	- 25.0%
Days on Market Until Sale	--	5	--	6	4	- 33.3%
Median Sales Price*	--	<b>\$230,000</b>	--	\$202,950	<b>\$230,000</b>	+ 13.3%
Average Sales Price*	--	<b>\$230,000</b>	--	\$203,008	<b>\$234,889</b>	+ 15.7%
Percent of List Price Received*	--	<b>102.2%</b>	--	106.0%	<b>103.9%</b>	- 2.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--

\* 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.

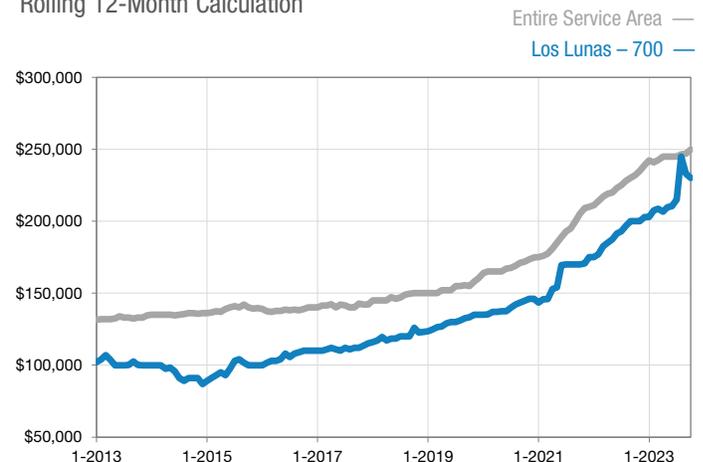
### Median Sales Price - Single-Family Detached

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.