

Local Market Update for October 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 | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 13 | 9 | - 30.8% | 174 | 189 | + 8.6% |
| Pending Sales | 11 | 12 | + 9.1% | 107 | 167 | + 56.1% |
| Closed Sales | 3 | 15 | + 400.0% | 100 | 153 | + 53.0% |
| Days on Market Until Sale | 21 | 63 | + 200.0% | 26 | 49 | + 88.5% |
| Median Sales Price* | \$315,000 | \$320,000 | + 1.6% | \$324,950 | \$314,000 | - 3.4% |
| Average Sales Price* | \$299,767 | \$332,440 | + 10.9% | \$328,883 | \$327,262 | - 0.5% |
| Percent of List Price Received* | 97.1% | 98.9% | + 1.9% | 99.1% | 99.3% | + 0.2% |
| Inventory of Homes for Sale | 64 | 29 | - 54.7% | -- | -- | -- |
| Months Supply of Inventory | 6.4 | 1.9 | - 70.3% | -- | -- | -- |

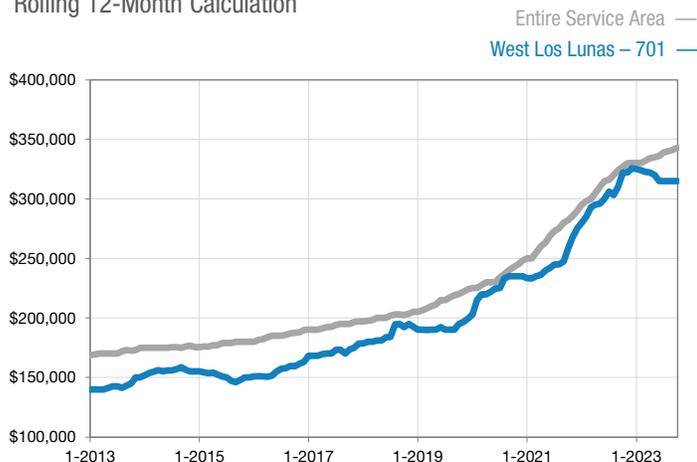
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 1 | -- | 2 | 5 | + 150.0% |
| Pending Sales | 0 | 0 | 0.0% | 1 | 2 | + 100.0% |
| Closed Sales | 0 | 0 | 0.0% | 1 | 2 | + 100.0% |
| Days on Market Until Sale | -- | -- | -- | 1 | 0 | - 100.0% |
| Median Sales Price* | -- | -- | -- | \$239,000 | \$232,500 | - 2.7% |
| Average Sales Price* | -- | -- | -- | \$239,000 | \$232,500 | - 2.7% |
| Percent of List Price Received* | -- | -- | -- | 99.6% | 100.0% | + 0.4% |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.

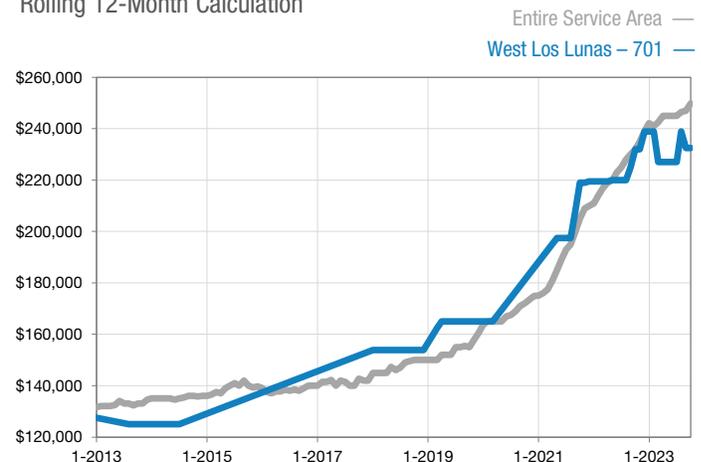
Median Sales Price - Single-Family Detached

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.