

# 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

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
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.

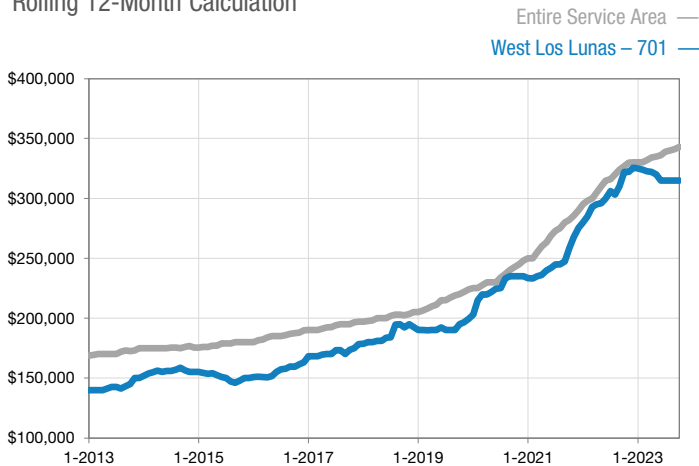
### Single-Family Attached

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
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.

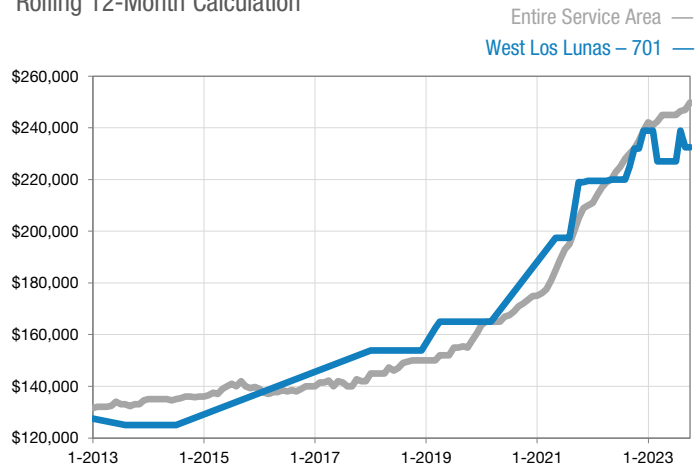
### Median Sales Price - Single-Family Detached

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.