

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		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
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	\$295,990	- 14.2%	\$315,000	\$319,000	+ 1.3%
Average Sales Price*	\$365,726	\$292,766	- 19.9%	\$325,503	\$329,920	+ 1.4%
Percent of List Price Received*	99.0%	97.4%	- 1.6%	100.5%	98.8%	- 1.7%
Inventory of Homes for Sale	48	40	- 16.7%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--

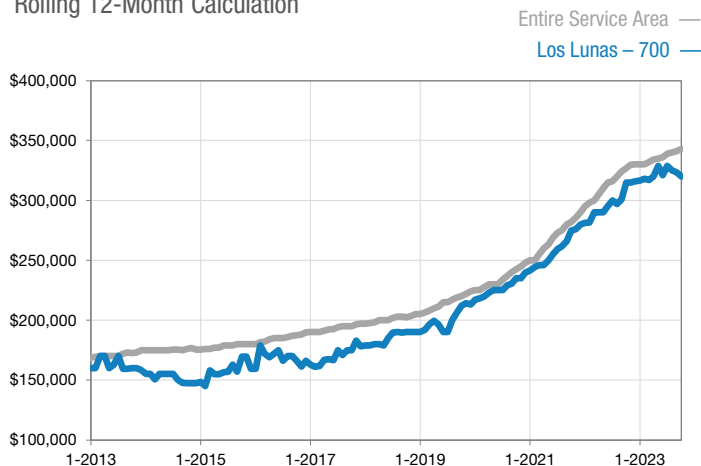
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
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*	--	\$230,000	--	\$202,950	\$230,000	+ 13.3%
Average Sales Price*	--	\$230,000	--	\$203,008	\$234,889	+ 15.7%
Percent of List Price Received*	--	102.2%	--	106.0%	103.9%	- 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.

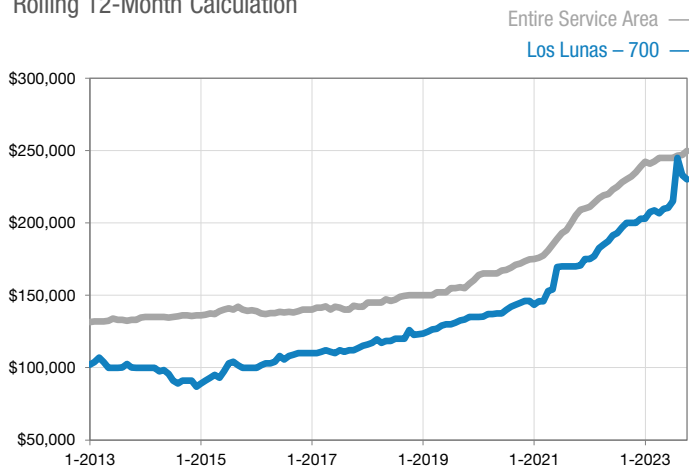
Median Sales Price - Single-Family Detached

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.