

Local Market Update for November 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	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	19	10	- 47.4%	193	199	+ 3.1%
Pending Sales	5	10	+ 100.0%	112	176	+ 57.1%
Closed Sales	11	12	+ 9.1%	111	165	+ 48.6%
Days on Market Until Sale	35	84	+ 140.0%	27	51	+ 88.9%
Median Sales Price*	\$330,000	\$327,950	- 0.6%	\$325,000	\$314,999	- 3.1%
Average Sales Price*	\$349,293	\$329,167	- 5.8%	\$330,906	\$327,400	- 1.1%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	99.0%	99.2%	+ 0.2%
Inventory of Homes for Sale	69	30	- 56.5%	--	--	--
Months Supply of Inventory	7.3	2.0	- 72.6%	--	--	--

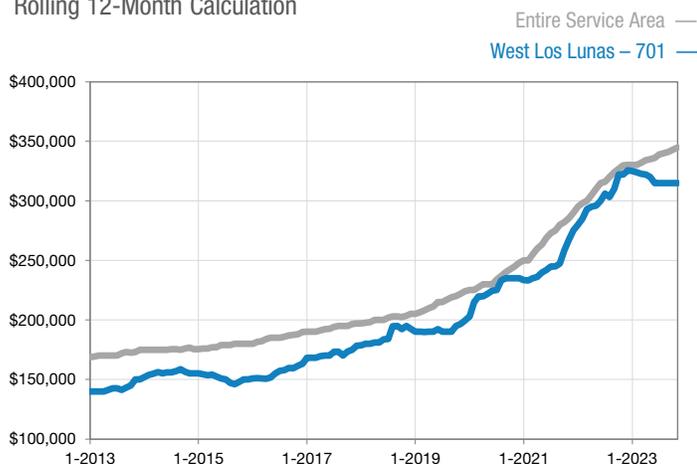
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	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.

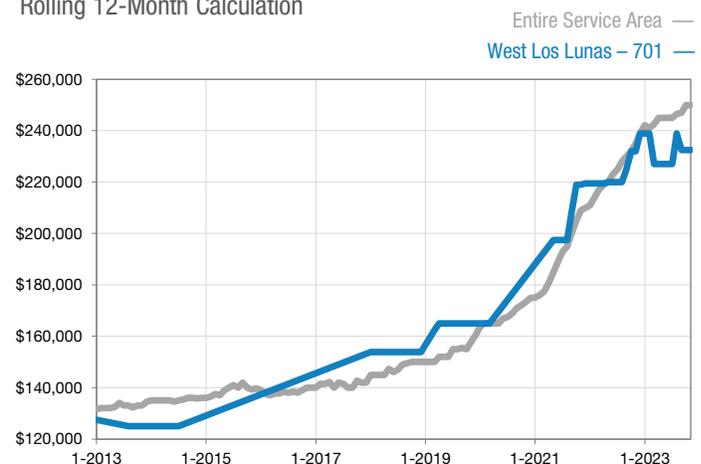
Median Sales Price - Single-Family Detached

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.