

Local Market Update for November 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	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	12	20	+ 66.7%	245	248	+ 1.2%
Pending Sales	10	19	+ 90.0%	186	209	+ 12.4%
Closed Sales	12	11	- 8.3%	199	200	+ 0.5%
Days on Market Until Sale	45	49	+ 8.9%	29	58	+ 100.0%
Median Sales Price*	\$317,595	\$322,990	+ 1.7%	\$315,000	\$319,995	+ 1.6%
Average Sales Price*	\$318,822	\$337,929	+ 6.0%	\$325,100	\$330,360	+ 1.6%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	100.4%	98.9%	- 1.5%
Inventory of Homes for Sale	45	41	- 8.9%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

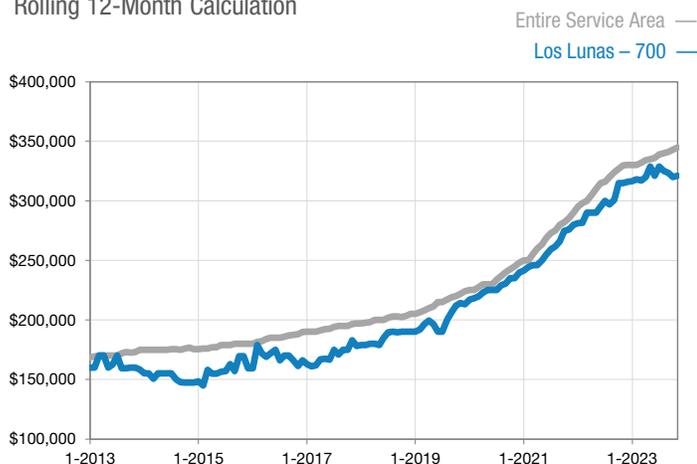
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
Key Metrics						
New Listings	0	2	--	13	20	+ 53.8%
Pending Sales	0	2	--	13	14	+ 7.7%
Closed Sales	2	3	+ 50.0%	14	12	- 14.3%
Days on Market Until Sale	19	13	- 31.6%	8	6	- 25.0%
Median Sales Price*	\$207,500	\$230,000	+ 10.8%	\$202,950	\$230,000	+ 13.3%
Average Sales Price*	\$207,500	\$205,000	- 1.2%	\$203,650	\$227,417	+ 11.7%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	105.1%	102.4%	- 2.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

* 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.

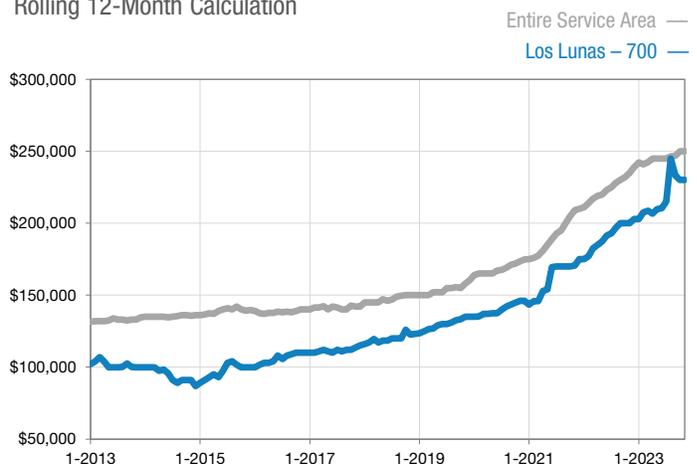
Median Sales Price - Single-Family Detached

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.