

Local Market Update for February 2024

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	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	23	18	- 21.7%	48	32	- 33.3%
Pending Sales	17	12	- 29.4%	37	17	- 54.1%
Closed Sales	12	9	- 25.0%	20	13	- 35.0%
Days on Market Until Sale	29	38	+ 31.0%	31	60	+ 93.5%
Median Sales Price*	\$282,900	\$329,900	+ 16.6%	\$310,450	\$317,000	+ 2.1%
Average Sales Price*	\$315,298	\$361,500	+ 14.7%	\$321,184	\$345,185	+ 7.5%
Percent of List Price Received*	99.0%	100.5%	+ 1.5%	98.9%	99.9%	+ 1.0%
Inventory of Homes for Sale	42	34	- 19.0%	--	--	--
Months Supply of Inventory	3.8	2.5	- 34.2%	--	--	--

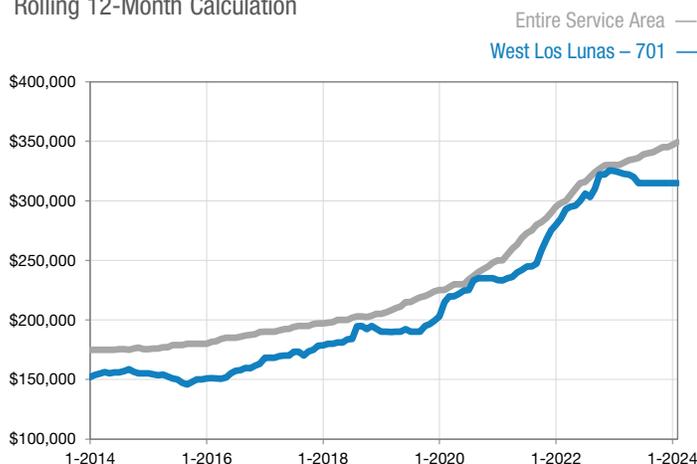
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

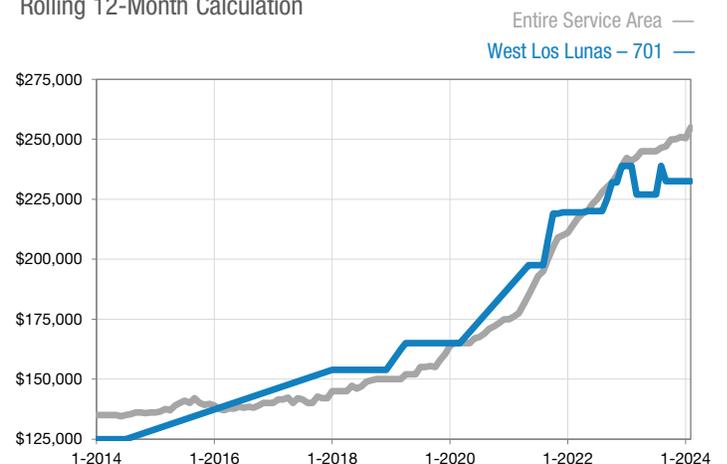
Median Sales Price - Single-Family Detached

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.