

Local Market Update for February 2024

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	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	15	31	+ 106.7%	51	56	+ 9.8%
Pending Sales	22	26	+ 18.2%	34	44	+ 29.4%
Closed Sales	13	15	+ 15.4%	26	23	- 11.5%
Days on Market Until Sale	74	23	- 68.9%	87	30	- 65.5%
Median Sales Price*	\$304,990	\$330,000	+ 8.2%	\$317,490	\$328,590	+ 3.5%
Average Sales Price*	\$318,186	\$334,227	+ 5.0%	\$331,001	\$333,082	+ 0.6%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	45	34	- 24.4%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--

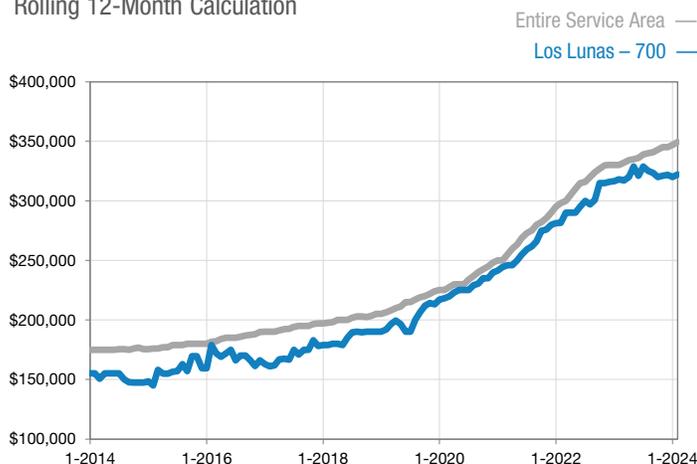
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	0	1	--	2	2	0.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	2	1	- 50.0%	2	2	0.0%
Days on Market Until Sale	2	5	+ 150.0%	2	3	+ 50.0%
Median Sales Price*	\$217,500	\$255,000	+ 17.2%	\$217,500	\$232,500	+ 6.9%
Average Sales Price*	\$217,500	\$255,000	+ 17.2%	\$217,500	\$232,500	+ 6.9%
Percent of List Price Received*	106.1%	100.0%	- 5.7%	106.1%	100.0%	- 5.7%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

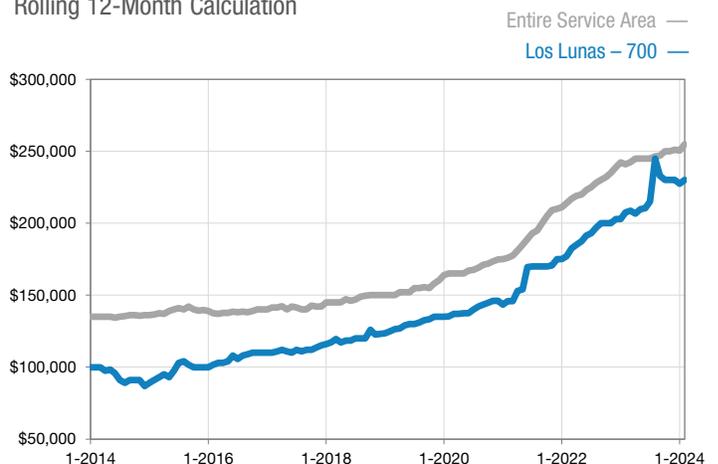
Median Sales Price - Single-Family Detached

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.