

Local Market Update for May 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	33	35	+ 6.1%	129	136	+ 5.4%
Pending Sales	19	29	+ 52.6%	107	101	- 5.6%
Closed Sales	22	13	- 40.9%	98	80	- 18.4%
Days on Market Until Sale	71	27	- 62.0%	64	37	- 42.2%
Median Sales Price*	\$335,000	\$349,990	+ 4.5%	\$329,450	\$322,740	- 2.0%
Average Sales Price*	\$335,042	\$343,536	+ 2.5%	\$334,513	\$339,959	+ 1.6%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	41	49	+ 19.5%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--

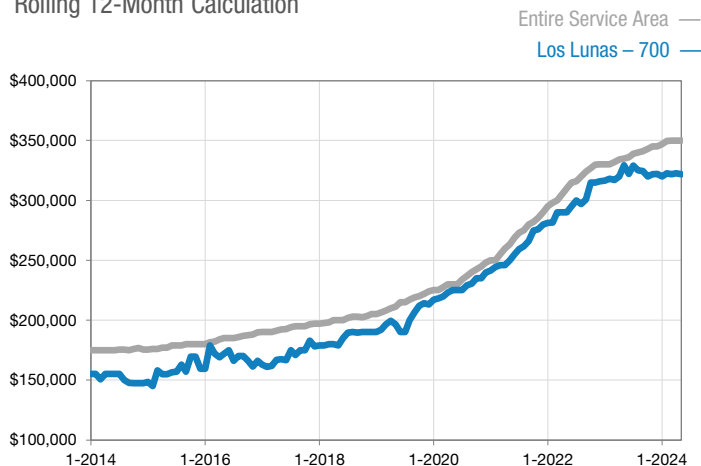
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1	1	0.0%	4	8	+ 100.0%
Pending Sales	0	3	--	2	9	+ 350.0%
Closed Sales	0	4	--	2	7	+ 250.0%
Days on Market Until Sale	--	4	--	2	19	+ 850.0%
Median Sales Price*	--	\$235,000	--	\$217,500	\$237,500	+ 9.2%
Average Sales Price*	--	\$235,000	--	\$217,500	\$235,000	+ 8.0%
Percent of List Price Received*	--	100.5%	--	106.1%	101.0%	- 4.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	--	--	--	--	--

* 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.

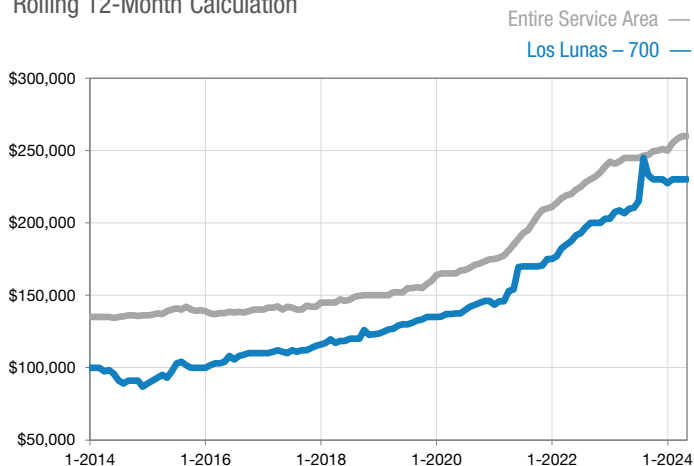
Median Sales Price - Single-Family Detached

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.