

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	22	28	+ 27.3%	190	221	+ 16.3%
Pending Sales	22	16	- 27.3%	163	155	- 4.9%
Closed Sales	20	19	- 5.0%	157	145	- 7.6%
Days on Market Until Sale	50	55	+ 10.0%	58	39	- 32.8%
Median Sales Price*	\$289,000	\$349,995	+ 21.1%	\$320,000	\$325,000	+ 1.6%
Average Sales Price*	\$327,212	\$345,302	+ 5.5%	\$334,725	\$344,058	+ 2.8%
Percent of List Price Received*	98.0%	99.8%	+ 1.8%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	39	59	+ 51.3%	--	--	--
Months Supply of Inventory	2.2	3.5	+ 59.1%	--	--	--

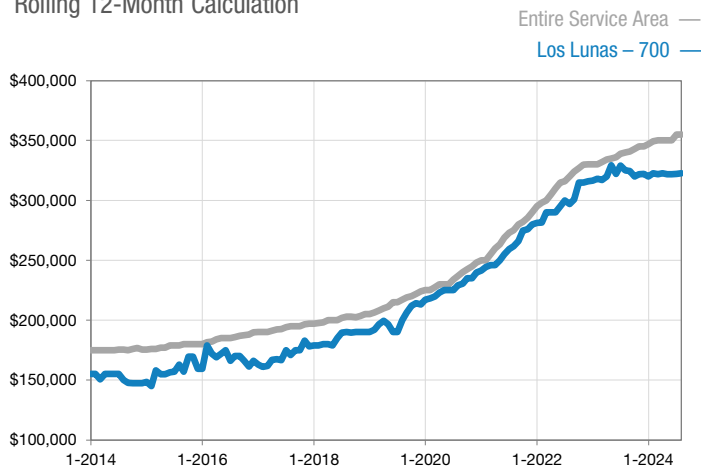
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	4	0	- 100.0%	12	9	- 25.0%
Pending Sales	2	0	- 100.0%	8	10	+ 25.0%
Closed Sales	4	1	- 75.0%	6	11	+ 83.3%
Days on Market Until Sale	3	2	- 33.3%	3	19	+ 533.3%
Median Sales Price*	\$254,000	\$160,000	- 37.0%	\$249,000	\$240,000	- 3.6%
Average Sales Price*	\$255,750	\$160,000	- 37.4%	\$243,000	\$242,300	- 0.3%
Percent of List Price Received*	102.7%	100.6%	- 2.0%	103.8%	100.1%	- 3.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

* 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.

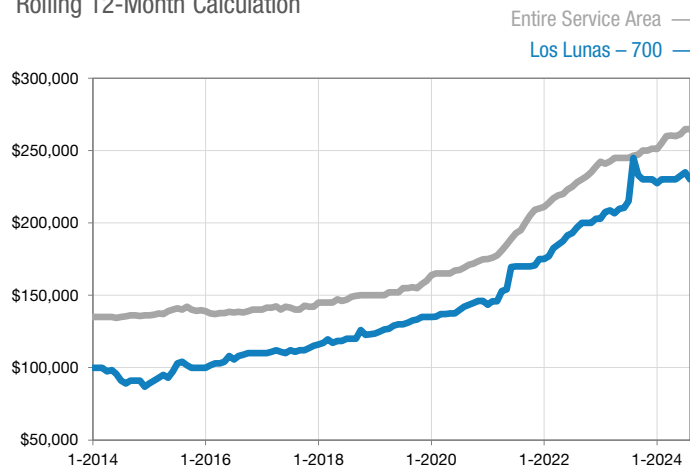
Median Sales Price - Single-Family Detached

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.