

Local Market Update for August 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	13	12	- 7.7%	164	168	+ 2.4%
Pending Sales	18	18	0.0%	140	113	- 19.3%
Closed Sales	18	19	+ 5.6%	116	93	- 19.8%
Days on Market Until Sale	65	37	- 43.1%	43	59	+ 37.2%
Median Sales Price*	\$301,400	\$364,900	+ 21.1%	\$312,450	\$330,000	+ 5.6%
Average Sales Price*	\$314,344	\$360,216	+ 14.6%	\$325,299	\$345,062	+ 6.1%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	38	50	+ 31.6%	--	--	--
Months Supply of Inventory	2.7	3.8	+ 40.7%	--	--	--

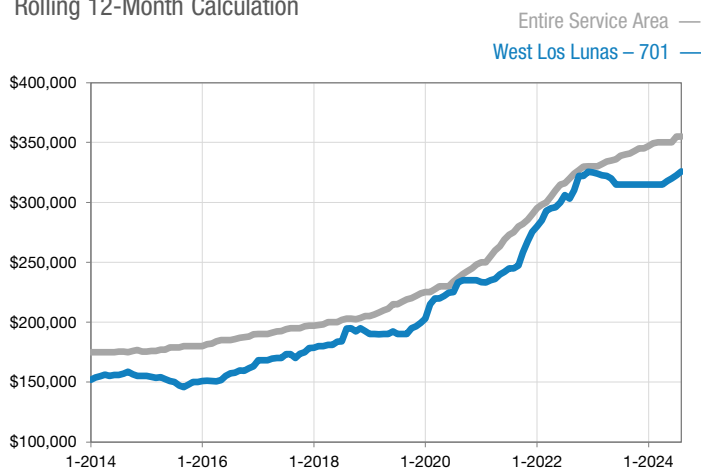
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	1	1	0.0%	4	2	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	0	--	--	0	--	--
Median Sales Price*	\$250,000	--	--	\$232,500	--	--
Average Sales Price*	\$250,000	--	--	\$232,500	--	--
Percent of List Price Received*	100.0%	--	--	100.0%	--	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

* 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.

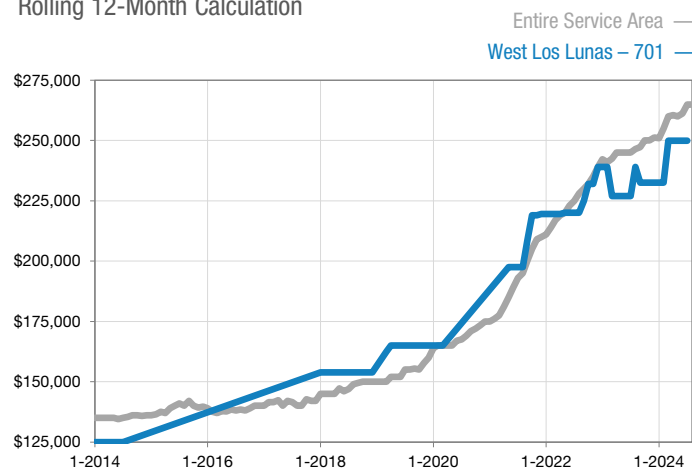
Median Sales Price - Single-Family Detached

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.