

Local Market Update for September 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

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	25	20	- 20.0%	215	242	+ 12.6%
Pending Sales	16	25	+ 56.3%	179	179	0.0%
Closed Sales	15	15	0.0%	172	161	- 6.4%
Days on Market Until Sale	75	32	- 57.3%	59	39	- 33.9%
Median Sales Price*	\$307,830	\$327,450	+ 6.4%	\$319,995	\$326,000	+ 1.9%
Average Sales Price*	\$321,523	\$324,204	+ 0.8%	\$333,573	\$342,549	+ 2.7%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	99.0%	99.1%	+ 0.1%
Inventory of Homes for Sale	42	51	+ 21.4%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

* 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.

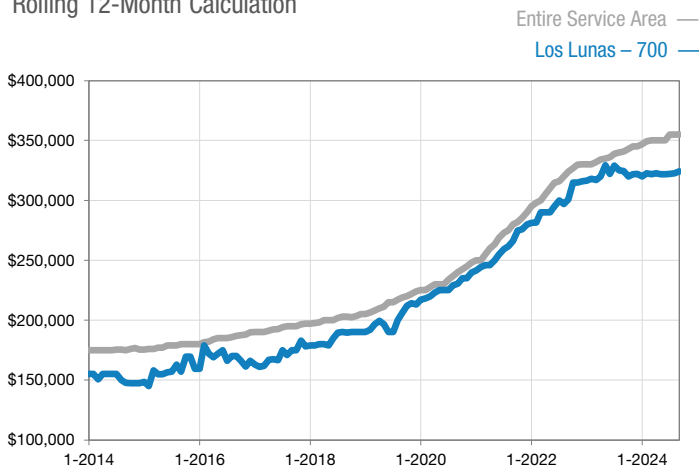
Single-Family Attached

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	2	0	- 100.0%	14	9	- 35.7%
Pending Sales	1	0	- 100.0%	9	10	+ 11.1%
Closed Sales	2	0	- 100.0%	8	11	+ 37.5%
Days on Market Until Sale	9	--	--	4	19	+ 375.0%
Median Sales Price*	\$213,000	--	--	\$233,000	\$240,000	+ 3.0%
Average Sales Price*	\$213,000	--	--	\$235,500	\$242,300	+ 2.9%
Percent of List Price Received*	105.0%	--	--	104.1%	100.1%	- 3.8%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	--	--	--	--	--

* 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.

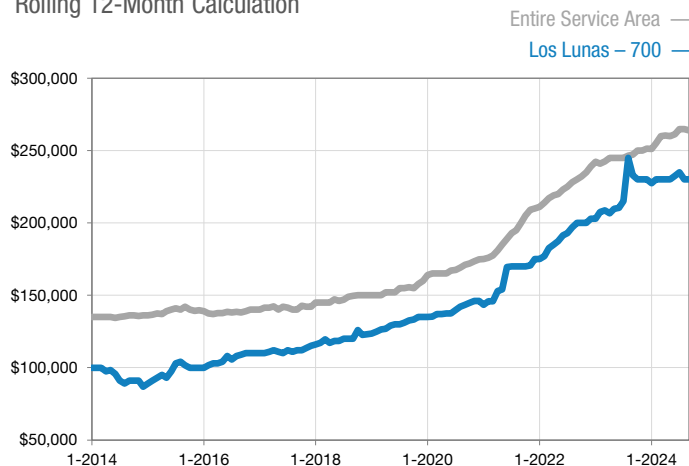
Median Sales Price - Single-Family Detached

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.