

Local Market Update for September 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	16	21	+ 31.3%	180	189	+ 5.0%
Pending Sales	12	16	+ 33.3%	152	125	- 17.8%
Closed Sales	22	15	- 31.8%	138	108	- 21.7%
Days on Market Until Sale	67	50	- 25.4%	47	58	+ 23.4%
Median Sales Price*	\$325,950	\$372,425	+ 14.3%	\$313,500	\$332,450	+ 6.0%
Average Sales Price*	\$334,082	\$370,619	+ 10.9%	\$326,699	\$348,611	+ 6.7%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	38	54	+ 42.1%	--	--	--
Months Supply of Inventory	2.6	4.2	+ 61.5%	--	--	--

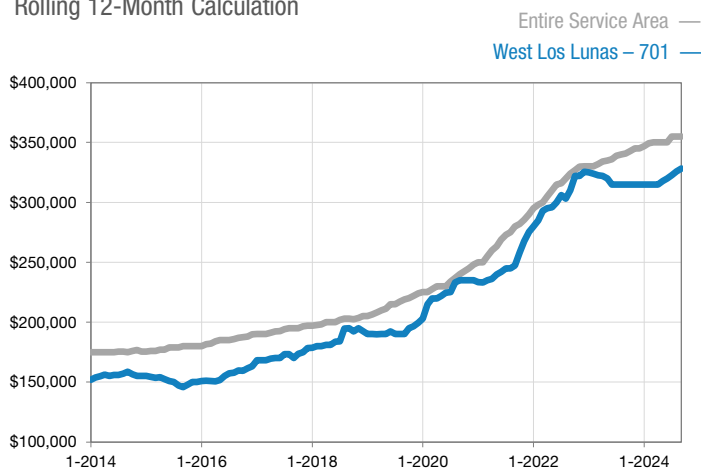
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	0	0	0.0%	4	2	- 50.0%
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	1	--	2	1	- 50.0%
Days on Market Until Sale	--	2	--	0	2	--
Median Sales Price*	--	\$245,000	--	\$232,500	\$245,000	+ 5.4%
Average Sales Price*	--	\$245,000	--	\$232,500	\$245,000	+ 5.4%
Percent of List Price Received*	--	100.0%	--	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

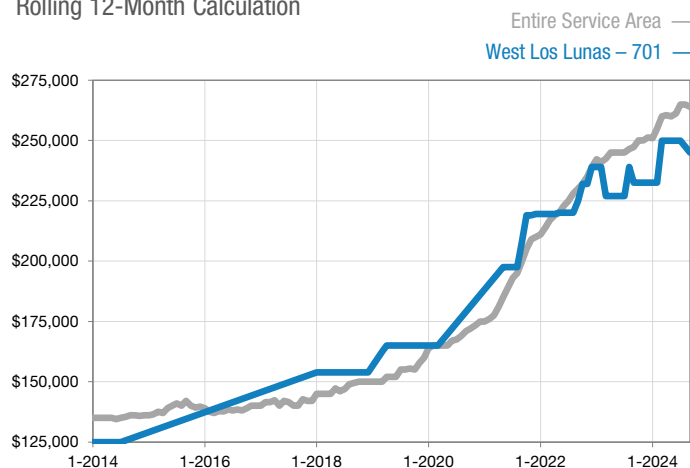
Median Sales Price - Single-Family Detached

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.