

Local Market Update for March 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	22	25	+ 13.6%	73	81	+ 11.0%
Pending Sales	28	16	- 42.9%	62	60	- 3.2%
Closed Sales	30	17	- 43.3%	56	40	- 28.6%
Days on Market Until Sale	56	47	- 16.1%	70	37	- 47.1%
Median Sales Price*	\$322,500	\$313,000	- 2.9%	\$322,495	\$319,340	- 1.0%
Average Sales Price*	\$346,715	\$323,105	- 6.8%	\$339,419	\$328,842	- 3.1%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	35	40	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

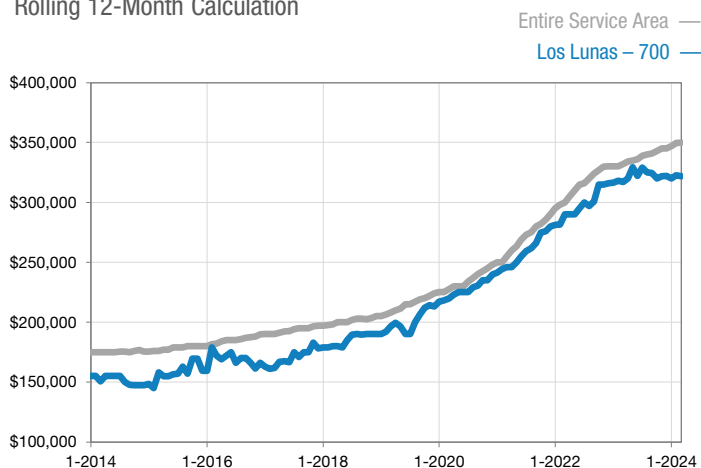
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	0	2	--	2	4	+ 100.0%
Pending Sales	0	2	--	2	3	+ 50.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Days on Market Until Sale	--	109	--	2	38	+ 1800.0%
Median Sales Price*	--	\$240,000	--	\$217,500	\$240,000	+ 10.3%
Average Sales Price*	--	\$240,000	--	\$217,500	\$235,000	+ 8.0%
Percent of List Price Received*	--	104.6%	--	106.1%	101.5%	- 4.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

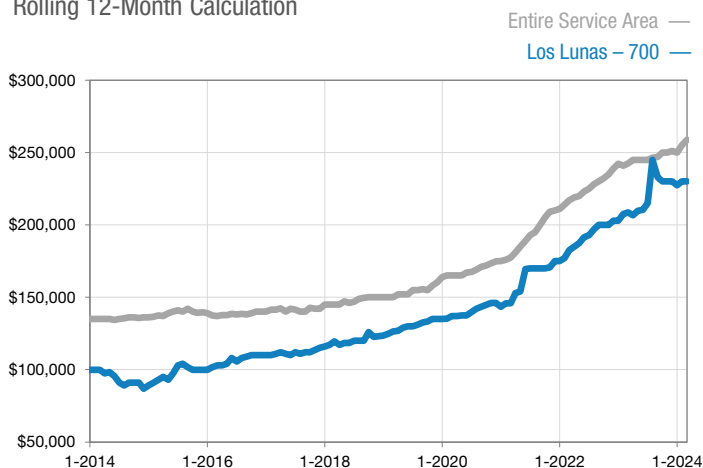
Median Sales Price - Single-Family Detached

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.