

Local Market Update for April 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	23	19	- 17.4%	96	100	+ 4.2%
Pending Sales	26	16	- 38.5%	88	75	- 14.8%
Closed Sales	20	27	+ 35.0%	76	67	- 11.8%
Days on Market Until Sale	41	42	+ 2.4%	62	39	- 37.1%
Median Sales Price*	\$319,995	\$323,490	+ 1.1%	\$319,995	\$321,990	+ 0.6%
Average Sales Price*	\$320,193	\$354,706	+ 10.8%	\$334,360	\$339,265	+ 1.5%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	29	41	+ 41.4%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

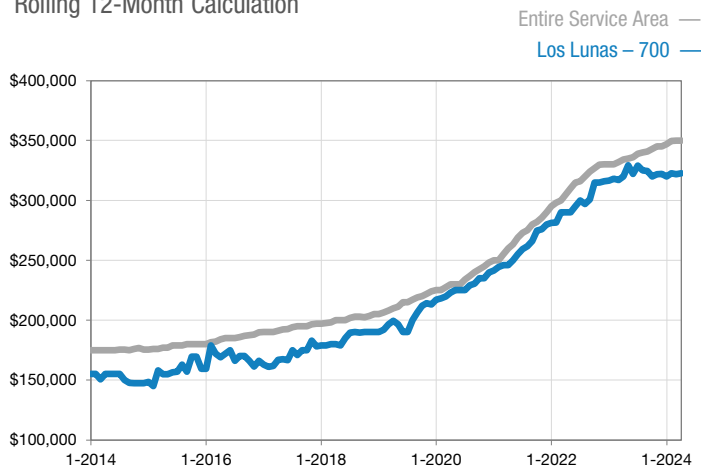
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	1	4	+ 300.0%	3	8	+ 166.7%
Pending Sales	0	5	--	2	7	+ 250.0%
Closed Sales	0	0	0.0%	2	3	+ 50.0%
Days on Market Until Sale	--	--	--	2	38	+ 1800.0%
Median Sales Price*	--	--	--	\$217,500	\$240,000	+ 10.3%
Average Sales Price*	--	--	--	\$217,500	\$235,000	+ 8.0%
Percent of List Price Received*	--	--	--	106.1%	101.5%	- 4.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

* 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.

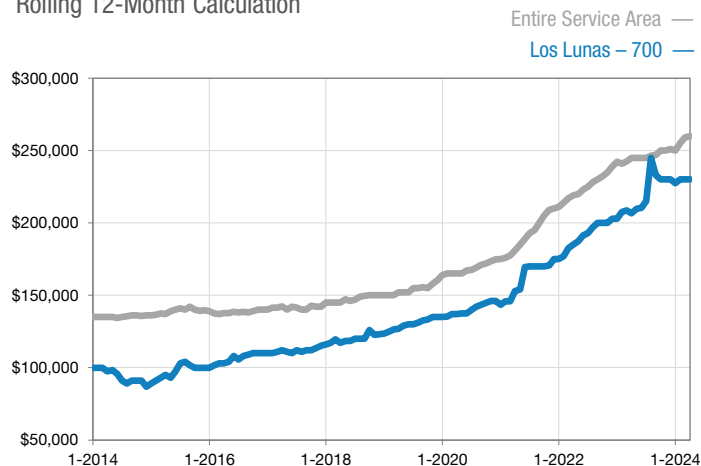
Median Sales Price - Single-Family Detached

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.