

Local Market Update for April 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	24	23	- 4.2%	100	74	- 26.0%
Pending Sales	13	14	+ 7.7%	71	47	- 33.8%
Closed Sales	14	12	- 14.3%	47	34	- 27.7%
Days on Market Until Sale	36	37	+ 2.8%	35	53	+ 51.4%
Median Sales Price*	\$313,450	\$304,900	- 2.7%	\$311,900	\$314,000	+ 0.7%
Average Sales Price*	\$330,473	\$308,941	- 6.5%	\$325,483	\$333,920	+ 2.6%
Percent of List Price Received*	99.6%	98.5%	- 1.1%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	55	41	- 25.5%	--	--	--
Months Supply of Inventory	4.6	3.1	- 32.6%	--	--	--

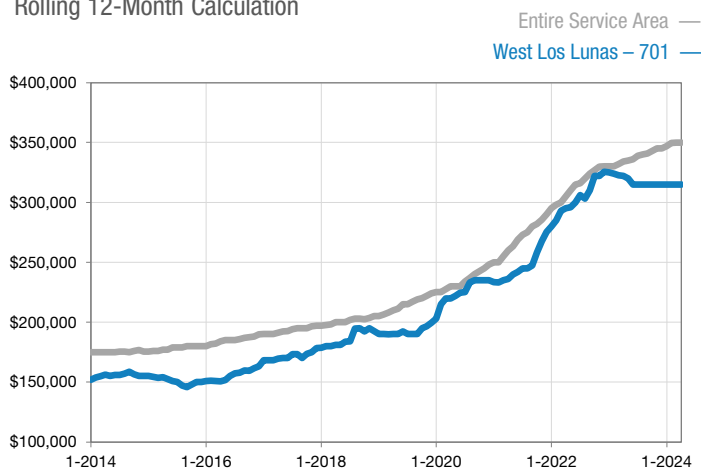
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	0	--	--
Median Sales Price*	--	--	--	\$215,000	--	--
Average Sales Price*	--	--	--	\$215,000	--	--
Percent of List Price Received*	--	--	--	100.0%	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

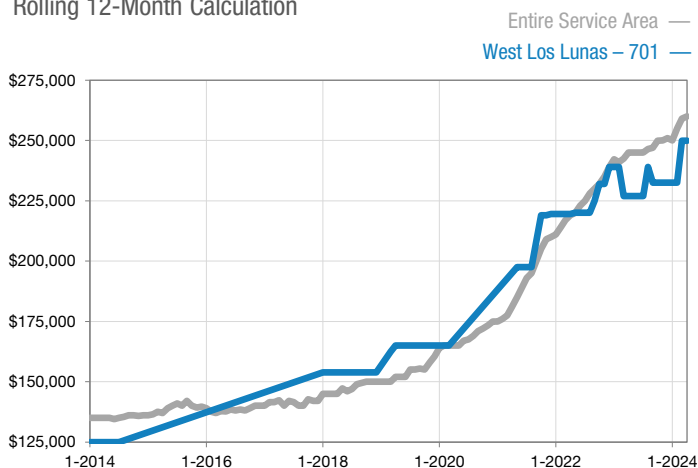
Median Sales Price - Single-Family Detached

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.