

Local Market Update for December 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	6	10	+ 66.7%	205	236	+ 15.1%
Pending Sales	11	14	+ 27.3%	183	155	- 15.3%
Closed Sales	17	10	- 41.2%	182	150	- 17.6%
Days on Market Until Sale	56	73	+ 30.4%	52	62	+ 19.2%
Median Sales Price*	\$317,900	\$329,245	+ 3.6%	\$315,000	\$339,000	+ 7.6%
Average Sales Price*	\$329,571	\$330,785	+ 0.4%	\$327,603	\$350,119	+ 6.9%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	25	50	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	3.9	+ 143.8%	--	--	--

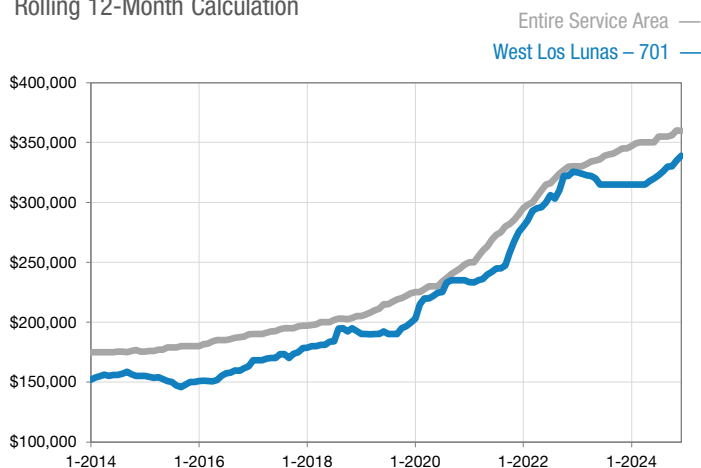
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	5	3	- 40.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	--	--	--	0	9	--
Median Sales Price*	--	--	--	\$232,500	\$319,500	+ 37.4%
Average Sales Price*	--	--	--	\$232,500	\$319,500	+ 37.4%
Percent of List Price Received*	--	--	--	100.0%	97.5%	- 2.5%
Inventory of Homes for Sale	0	1	--	--	--	--
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.

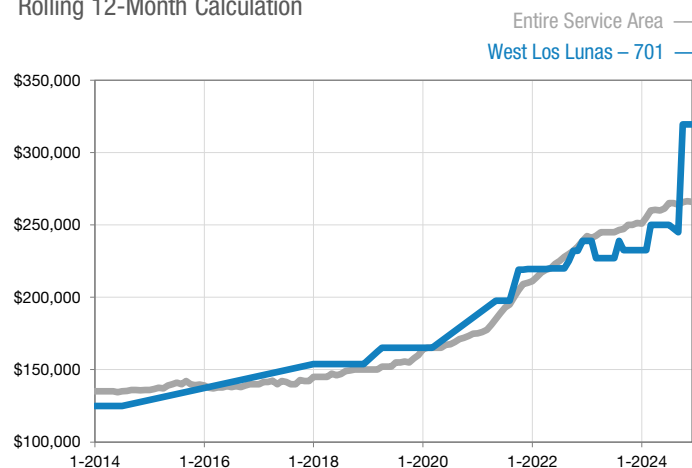
Median Sales Price - Single-Family Detached

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.