

# 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 |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2023      | 2024             | Percent Change | Thru 12-2023 | Thru 12-2024     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| 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 | <b>\$329,245</b> | + 3.6%         | \$315,000    | <b>\$339,000</b> | + 7.6%         |
| Average Sales Price*            | \$329,571 | <b>\$330,785</b> | + 0.4%         | \$327,603    | <b>\$350,119</b> | + 6.9%         |
| Percent of List Price Received* | 99.7%     | <b>99.0%</b>     | - 0.7%         | 99.3%        | <b>98.8%</b>     | - 0.5%         |
| Inventory of Homes for Sale     | 25        | 50               | + 100.0%       | --           | --               | --             |
| Months Supply of Inventory      | 1.6       | 3.9              | + 143.8%       | --           | --               | --             |

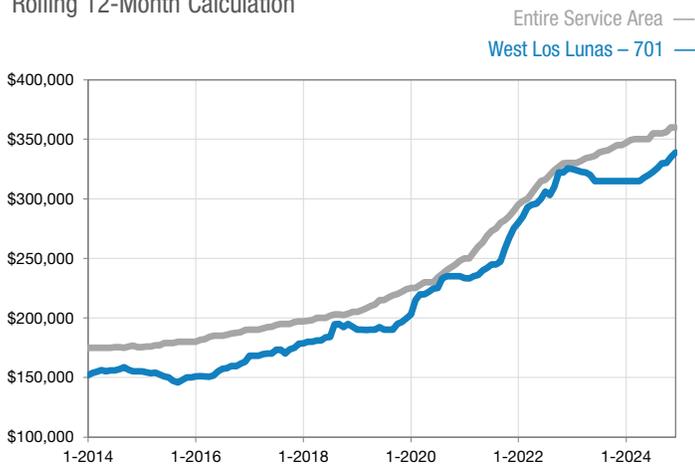
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | December |      |                | Year to Date |                  |                |
|---------------------------------|----------|------|----------------|--------------|------------------|----------------|
|                                 | 2023     | 2024 | Percent Change | Thru 12-2023 | Thru 12-2024     | Percent Change |
| <b>Key Metrics</b>              |          |      |                |              |                  |                |
| 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    | <b>\$319,500</b> | + 37.4%        |
| Average Sales Price*            | --       | --   | --             | \$232,500    | <b>\$319,500</b> | + 37.4%        |
| Percent of List Price Received* | --       | --   | --             | 100.0%       | <b>97.5%</b>     | - 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.

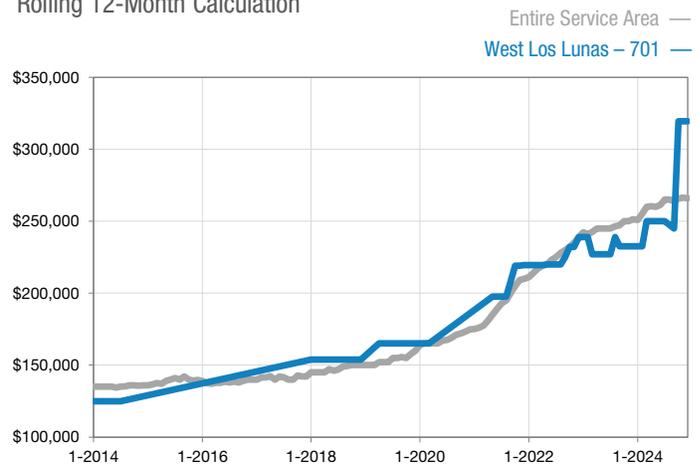
### Median Sales Price - Single-Family Detached

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.