

Local Market Update for December 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	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	17	14	- 17.6%	266	298	+ 12.0%
Pending Sales	5	6	+ 20.0%	212	216	+ 1.9%
Closed Sales	17	16	- 5.9%	216	217	+ 0.5%
Days on Market Until Sale	54	48	- 11.1%	57	42	- 26.3%
Median Sales Price*	\$355,590	\$282,495	- 20.6%	\$322,190	\$329,990	+ 2.4%
Average Sales Price*	\$357,456	\$326,083	- 8.8%	\$332,652	\$344,607	+ 3.6%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	43	56	+ 30.2%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

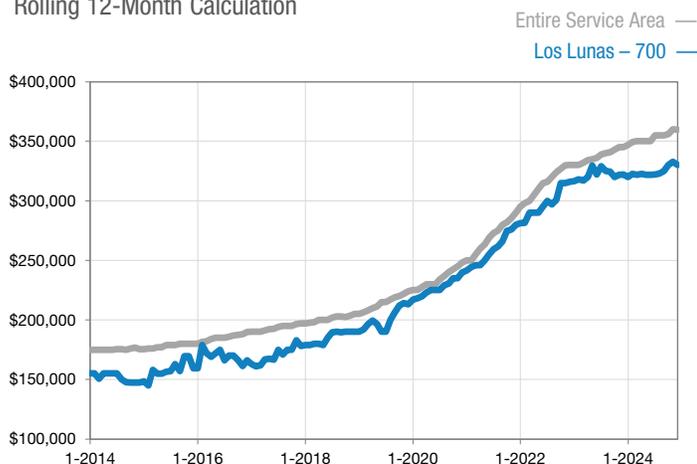
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	21	15	- 28.6%
Pending Sales	2	2	0.0%	16	14	- 12.5%
Closed Sales	3	1	- 66.7%	15	13	- 13.3%
Days on Market Until Sale	20	2	- 90.0%	9	17	+ 88.9%
Median Sales Price*	\$225,000	\$247,500	+ 10.0%	\$230,000	\$240,000	+ 4.3%
Average Sales Price*	\$218,000	\$247,500	+ 13.5%	\$225,533	\$243,285	+ 7.9%
Percent of List Price Received*	100.0%	97.1%	- 2.9%	101.9%	99.9%	- 2.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

* 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.

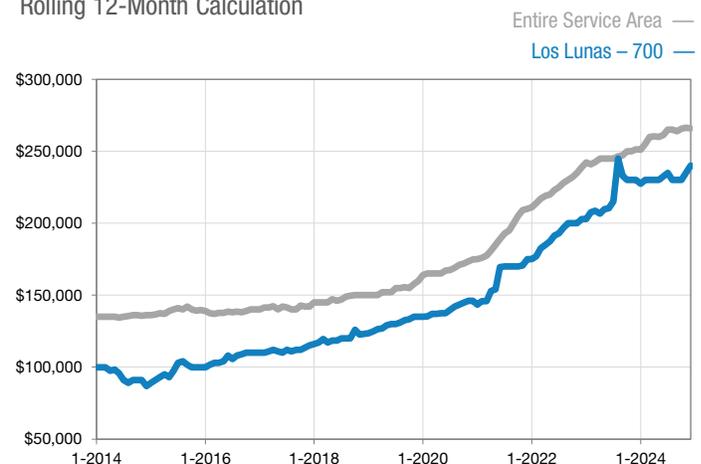
Median Sales Price - Single-Family Detached

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.