

Local Market Update – April 2025

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

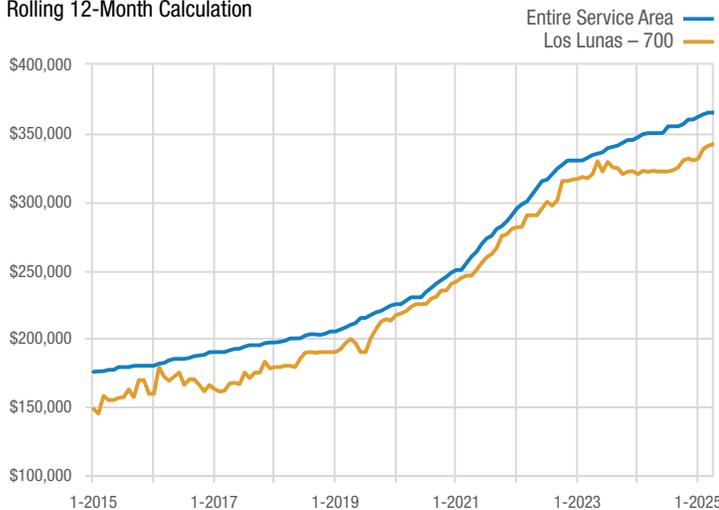
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	19	18	- 5.3%	101	77	- 23.8%
Pending Sales	15	24	+ 60.0%	72	82	+ 13.9%
Closed Sales	27	26	- 3.7%	67	65	- 3.0%
Days on Market Until Sale	42	56	+ 33.3%	39	60	+ 53.8%
Median Sales Price*	\$323,490	\$344,995	+ 6.6%	\$321,990	\$359,000	+ 11.5%
Average Sales Price*	\$354,706	\$343,044	- 3.3%	\$339,265	\$372,377	+ 9.8%
Percent of List Price Received*	98.5%	99.9%	+ 1.4%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	45	31	- 31.1%	—	—	—
Months Supply of Inventory	2.8	1.7	- 39.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	0	- 100.0%	7	3	- 57.1%
Pending Sales	4	0	- 100.0%	6	1	- 83.3%
Closed Sales	0	0	0.0%	3	3	0.0%
Days on Market Until Sale	—	—	—	38	21	- 44.7%
Median Sales Price*	—	—	—	\$240,000	\$245,000	+ 2.1%
Average Sales Price*	—	—	—	\$235,000	\$251,000	+ 6.8%
Percent of List Price Received*	—	—	—	101.5%	96.6%	- 4.8%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.9	1.7	+ 88.9%	—	—	—

* 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.

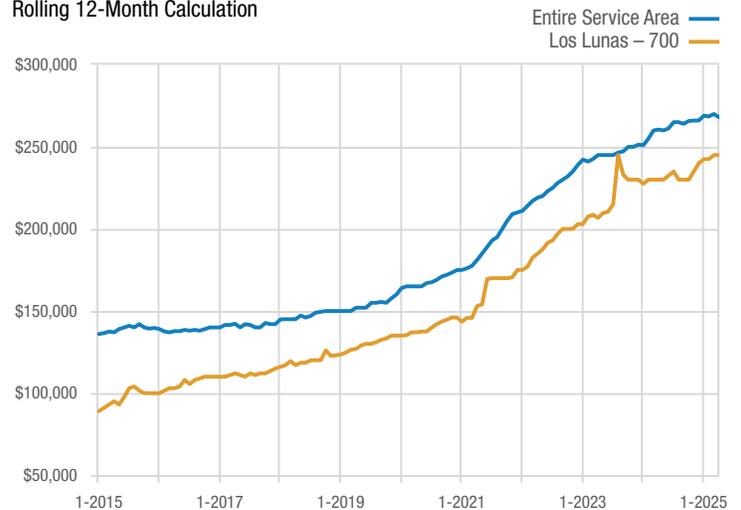
Median Sales Price - Single-Family Detached

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.

Current as of May 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.