

Local Market Update – April 2025

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

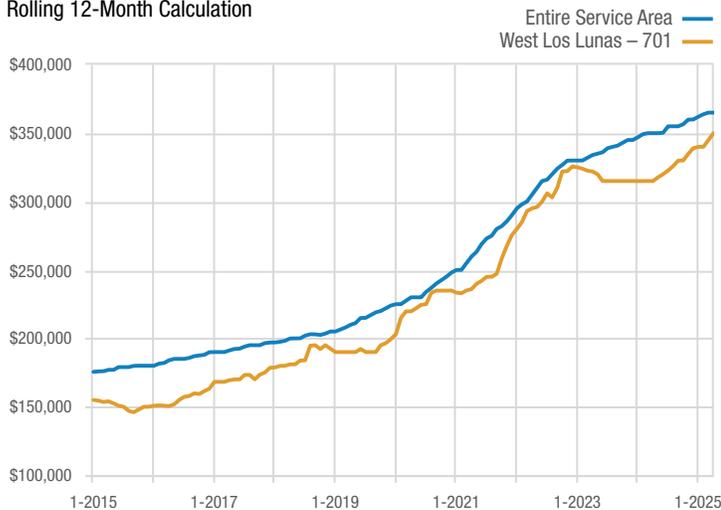
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	23	18	- 21.7%	74	63	- 14.9%
Pending Sales	13	14	+ 7.7%	45	50	+ 11.1%
Closed Sales	12	13	+ 8.3%	34	45	+ 32.4%
Days on Market Until Sale	37	116	+ 213.5%	53	83	+ 56.6%
Median Sales Price*	\$304,900	\$353,900	+ 16.1%	\$314,000	\$353,900	+ 12.7%
Average Sales Price*	\$308,941	\$354,623	+ 14.8%	\$333,920	\$357,489	+ 7.1%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	99.3%	98.3%	- 1.0%
Inventory of Homes for Sale	42	55	+ 31.0%	—	—	—
Months Supply of Inventory	3.2	4.2	+ 31.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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.

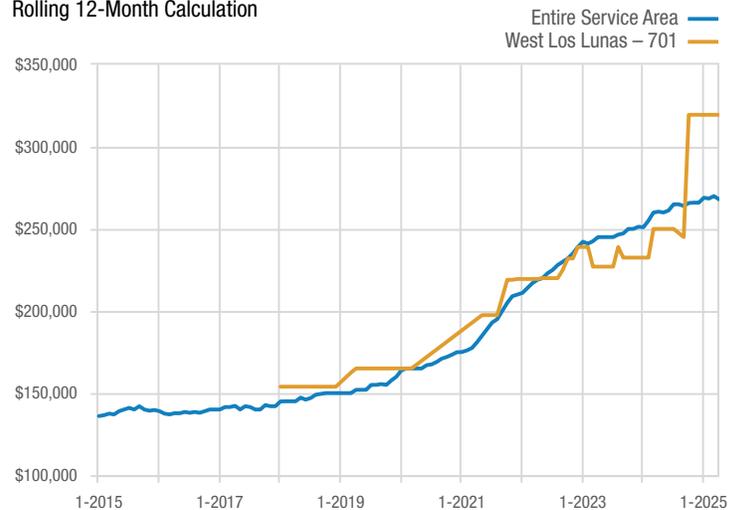
Median Sales Price - Single-Family Detached

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.

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