

Local Market Update for June 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	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	22	37	+ 68.2%	151	173	+ 14.6%
Pending Sales	19	23	+ 21.1%	126	123	- 2.4%
Closed Sales	20	23	+ 15.0%	118	104	- 11.9%
Days on Market Until Sale	40	41	+ 2.5%	60	38	- 36.7%
Median Sales Price*	\$302,690	\$305,360	+ 0.9%	\$319,495	\$317,090	- 0.8%
Average Sales Price*	\$311,328	\$342,369	+ 10.0%	\$330,583	\$339,925	+ 2.8%
Percent of List Price Received*	100.6%	98.6%	- 2.0%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	39	54	+ 38.5%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

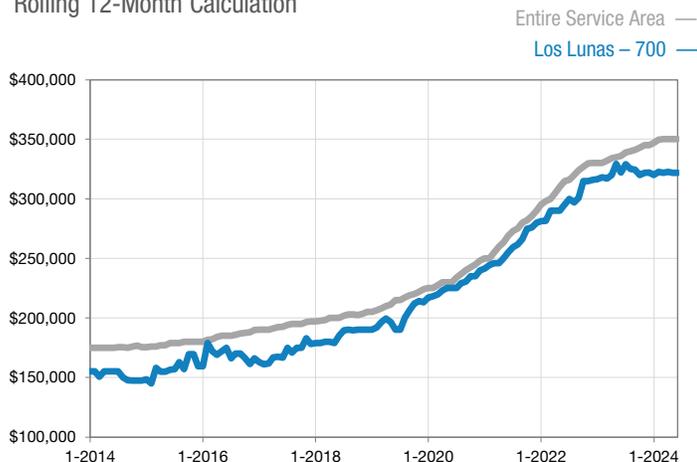
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	4	8	+ 100.0%
Pending Sales	0	0	0.0%	2	9	+ 350.0%
Closed Sales	0	2	--	2	9	+ 350.0%
Days on Market Until Sale	--	38	--	2	23	+ 1050.0%
Median Sales Price*	--	\$312,500	--	\$217,500	\$240,000	+ 10.3%
Average Sales Price*	--	\$312,500	--	\$217,500	\$254,375	+ 17.0%
Percent of List Price Received*	--	98.5%	--	106.1%	100.4%	- 5.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

* 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.

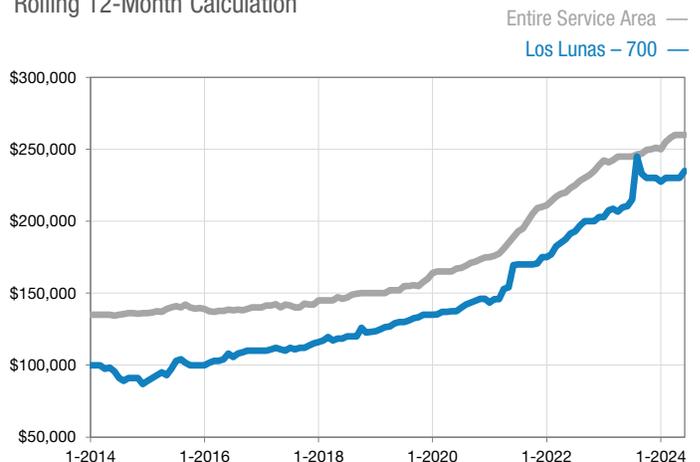
Median Sales Price - Single-Family Detached

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.