

Local Market Update for October 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	9	18	+ 100.0%	189	207	+ 9.5%
Pending Sales	11	15	+ 36.4%	163	139	- 14.7%
Closed Sales	15	15	0.0%	153	125	- 18.3%
Days on Market Until Sale	63	65	+ 3.2%	49	59	+ 20.4%
Median Sales Price*	\$320,000	\$338,000	+ 5.6%	\$314,000	\$338,000	+ 7.6%
Average Sales Price*	\$332,440	\$349,612	+ 5.2%	\$327,262	\$350,554	+ 7.1%
Percent of List Price Received*	98.9%	99.6%	+ 0.7%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	34	56	+ 64.7%	--	--	--
Months Supply of Inventory	2.3	4.2	+ 82.6%	--	--	--

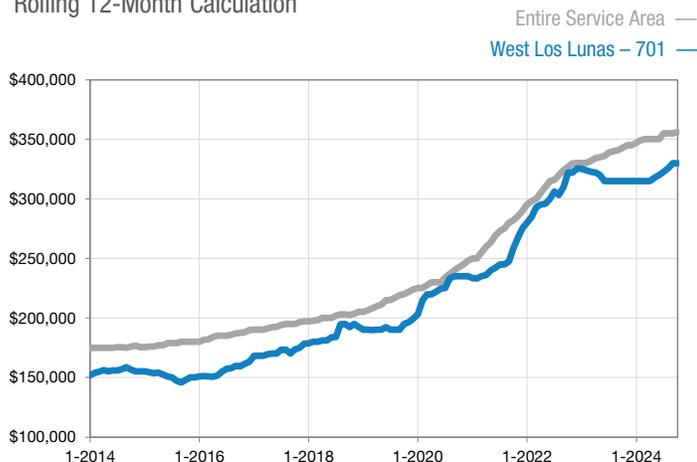
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	1	1	0.0%	5	3	- 40.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	1	--	2	2	0.0%
Days on Market Until Sale	--	15	--	0	9	--
Median Sales Price*	--	\$394,000	--	\$232,500	\$319,500	+ 37.4%
Average Sales Price*	--	\$394,000	--	\$232,500	\$319,500	+ 37.4%
Percent of List Price Received*	--	95.0%	--	100.0%	97.5%	- 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.

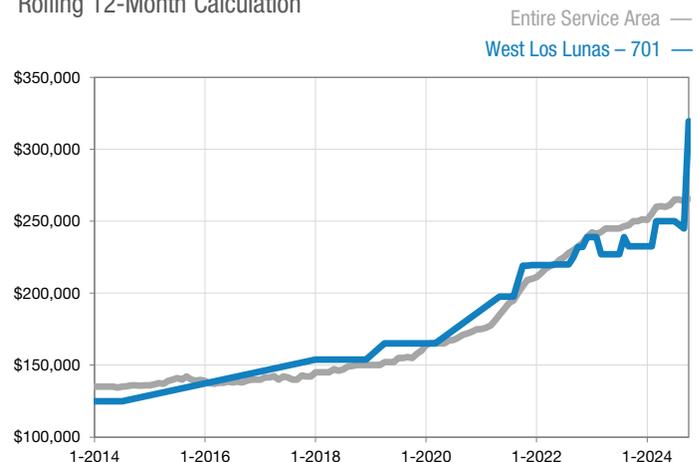
Median Sales Price - Single-Family Detached

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.