

Local Market Update for October 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	14	22	+ 57.1%	229	264	+ 15.3%
Pending Sales	9	19	+ 111.1%	188	194	+ 3.2%
Closed Sales	16	22	+ 37.5%	188	184	- 2.1%
Days on Market Until Sale	41	53	+ 29.3%	58	41	- 29.3%
Median Sales Price*	\$295,990	\$355,013	+ 19.9%	\$319,495	\$329,995	+ 3.3%
Average Sales Price*	\$292,766	\$374,260	+ 27.8%	\$330,100	\$346,910	+ 5.1%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	45	54	+ 20.0%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

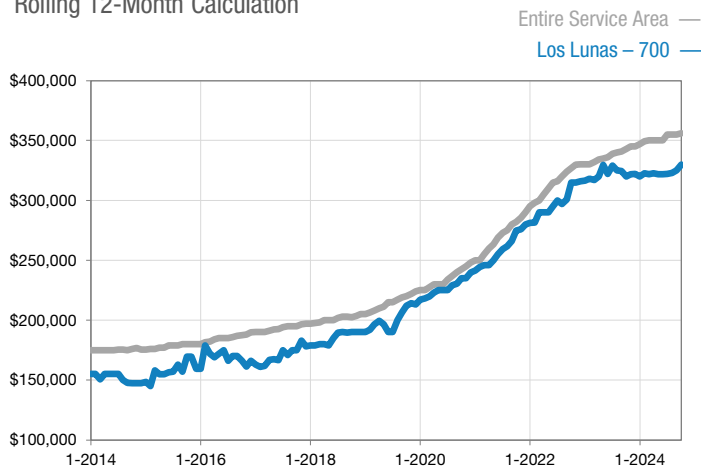
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	4	3	- 25.0%	18	12	- 33.3%
Pending Sales	3	2	- 33.3%	12	12	0.0%
Closed Sales	1	0	- 100.0%	9	11	+ 22.2%
Days on Market Until Sale	5	--	--	4	19	+ 375.0%
Median Sales Price*	\$230,000	--	--	\$230,000	\$240,000	+ 4.3%
Average Sales Price*	\$230,000	--	--	\$234,889	\$242,300	+ 3.2%
Percent of List Price Received*	102.2%	--	--	103.9%	100.1%	- 3.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	--	--	--	--	--

* 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.

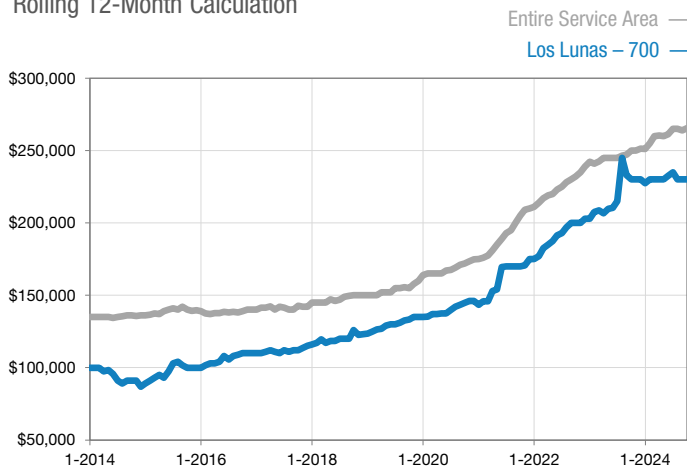
Median Sales Price - Single-Family Detached

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.