

Local Market Update for July 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	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	14	23	+ 64.3%	151	156	+ 3.3%
Pending Sales	20	20	0.0%	122	97	- 20.5%
Closed Sales	17	10	- 41.2%	98	74	- 24.5%
Days on Market Until Sale	29	95	+ 227.6%	39	65	+ 66.7%
Median Sales Price*	\$305,900	\$363,500	+ 18.8%	\$314,450	\$325,900	+ 3.6%
Average Sales Price*	\$322,176	\$365,059	+ 13.3%	\$327,311	\$341,171	+ 4.2%
Percent of List Price Received*	100.2%	97.0%	- 3.2%	99.3%	98.7%	- 0.6%
Inventory of Homes for Sale	46	57	+ 23.9%	--	--	--
Months Supply of Inventory	3.4	4.3	+ 26.5%	--	--	--

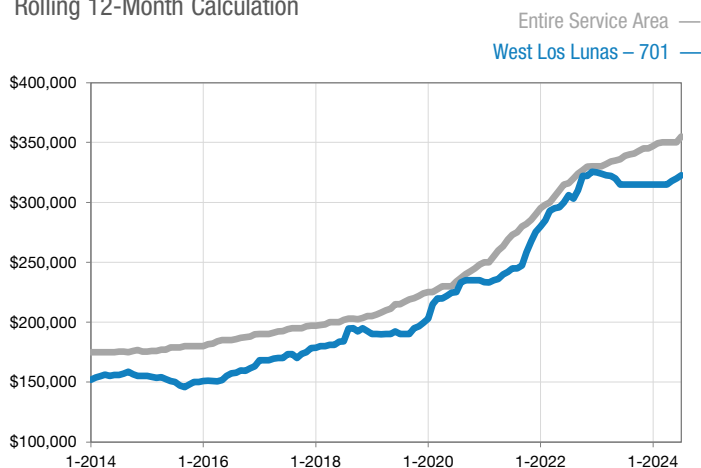
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	2	1	- 50.0%	3	1	- 66.7%
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	0	--	--
Median Sales Price*	--	--	--	\$215,000	--	--
Average Sales Price*	--	--	--	\$215,000	--	--
Percent of List Price Received*	--	--	--	100.0%	--	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.

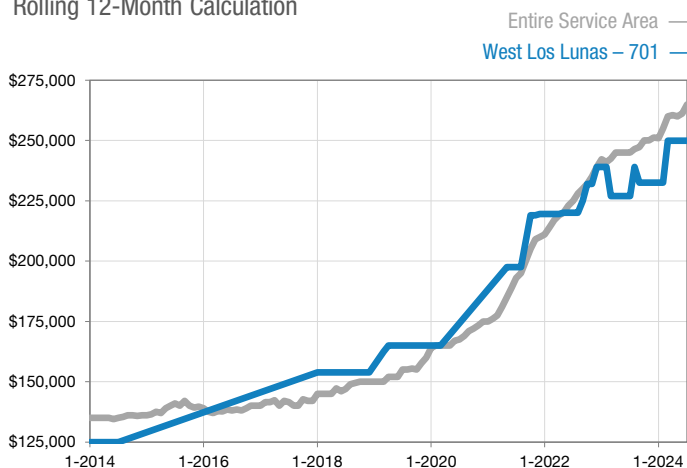
Median Sales Price - Single-Family Detached

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.