

Local Market Update for July 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	17	20	+ 17.6%	168	193	+ 14.9%
Pending Sales	15	20	+ 33.3%	141	140	- 0.7%
Closed Sales	19	22	+ 15.8%	137	126	- 8.0%
Days on Market Until Sale	50	33	- 34.0%	59	37	- 37.3%
Median Sales Price*	\$339,290	\$355,290	+ 4.7%	\$325,000	\$324,245	- 0.2%
Average Sales Price*	\$368,355	\$363,198	- 1.4%	\$335,821	\$343,870	+ 2.4%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	99.1%	98.9%	- 0.2%
Inventory of Homes for Sale	41	49	+ 19.5%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

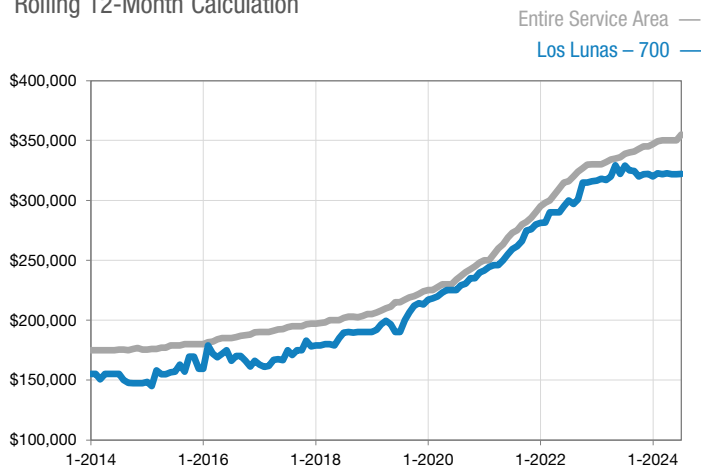
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	4	1	- 75.0%	8	9	+ 12.5%
Pending Sales	4	1	- 75.0%	6	10	+ 66.7%
Closed Sales	0	1	--	2	10	+ 400.0%
Days on Market Until Sale	--	7	--	2	21	+ 950.0%
Median Sales Price*	--	\$250,000	--	\$217,500	\$240,000	+ 10.3%
Average Sales Price*	--	\$250,000	--	\$217,500	\$250,530	+ 15.2%
Percent of List Price Received*	--	100.0%	--	106.1%	100.1%	- 5.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

* 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.

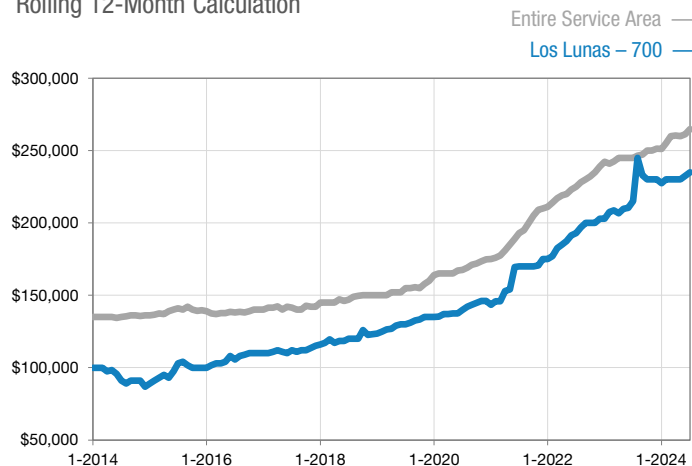
Median Sales Price - Single-Family Detached

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.