

Local Market Update for November 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	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	10	18	+ 80.0%	199	226	+ 13.6%
Pending Sales	9	9	0.0%	172	147	- 14.5%
Closed Sales	12	15	+ 25.0%	165	140	- 15.2%
Days on Market Until Sale	84	76	- 9.5%	51	61	+ 19.6%
Median Sales Price*	\$327,950	\$345,000	+ 5.2%	\$314,999	\$339,000	+ 7.6%
Average Sales Price*	\$329,167	\$359,385	+ 9.2%	\$327,400	\$351,500	+ 7.4%
Percent of List Price Received*	98.6%	97.5%	- 1.1%	99.2%	98.8%	- 0.4%
Inventory of Homes for Sale	34	63	+ 85.3%	--	--	--
Months Supply of Inventory	2.3	4.8	+ 108.7%	--	--	--

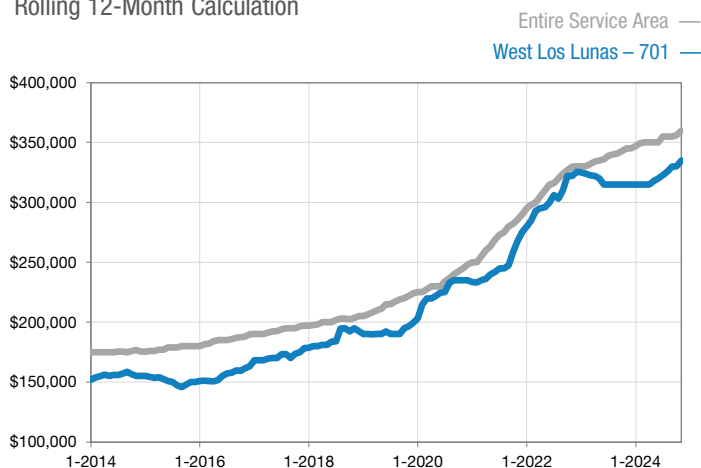
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	0	1	--	5	3	- 40.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	--	--	--	0	9	--
Median Sales Price*	--	--	--	\$232,500	\$319,500	+ 37.4%
Average Sales Price*	--	--	--	\$232,500	\$319,500	+ 37.4%
Percent of List Price Received*	--	--	--	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.

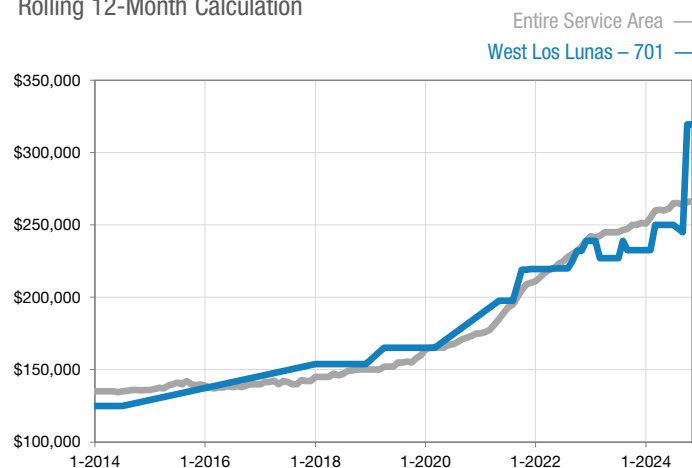
Median Sales Price - Single-Family Detached

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.