

Local Market Update for November 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	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	20	20	0.0%	249	284	+ 14.1%
Pending Sales	19	18	- 5.3%	207	210	+ 1.4%
Closed Sales	11	16	+ 45.5%	199	200	+ 0.5%
Days on Market Until Sale	49	50	+ 2.0%	57	41	- 28.1%
Median Sales Price*	\$322,990	\$341,190	+ 5.6%	\$320,000	\$331,495	+ 3.6%
Average Sales Price*	\$337,929	\$341,865	+ 1.2%	\$330,533	\$346,507	+ 4.8%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	43	52	+ 20.9%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--

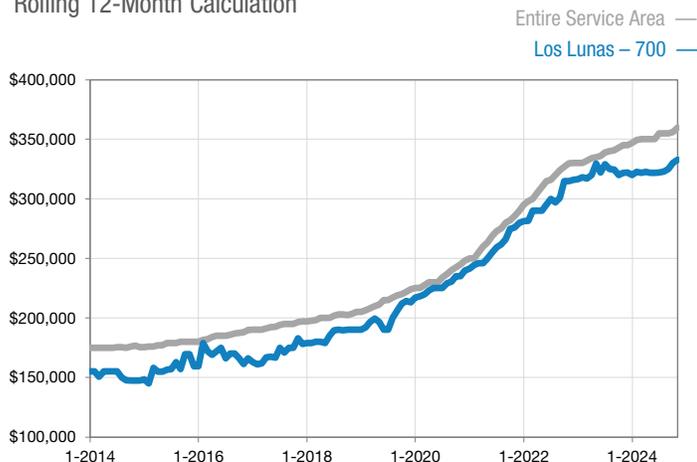
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	20	12	- 40.0%
Pending Sales	2	0	- 100.0%	14	12	- 14.3%
Closed Sales	3	1	- 66.7%	12	12	0.0%
Days on Market Until Sale	13	4	- 69.2%	6	18	+ 200.0%
Median Sales Price*	\$230,000	\$249,900	+ 8.7%	\$230,000	\$240,000	+ 4.3%
Average Sales Price*	\$205,000	\$249,900	+ 21.9%	\$227,417	\$242,933	+ 6.8%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	102.4%	100.1%	- 2.2%
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.

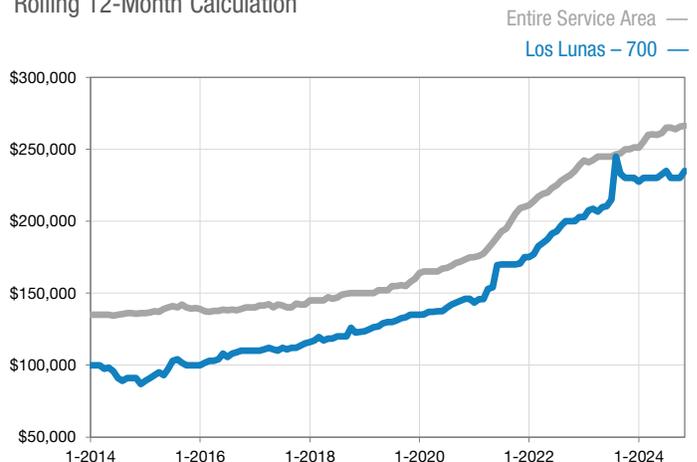
Median Sales Price - Single-Family Detached

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.