

Local Market Update – March 2025

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

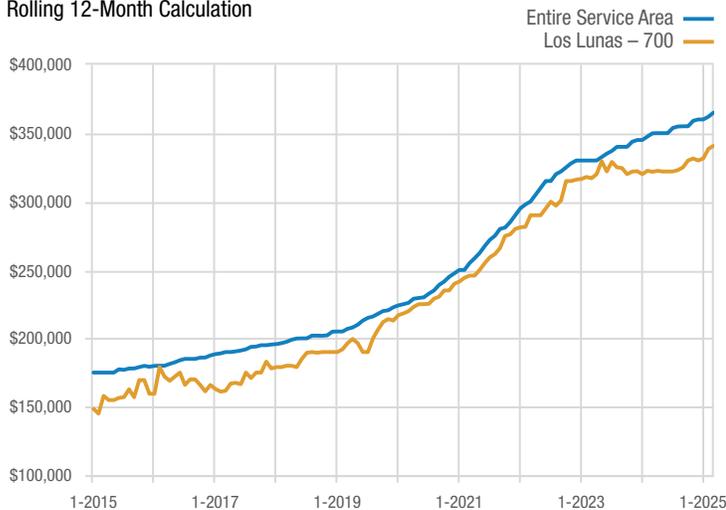
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	25	24	- 4.0%	82	57	- 30.5%
Pending Sales	13	24	+ 84.6%	57	59	+ 3.5%
Closed Sales	17	19	+ 11.8%	40	38	- 5.0%
Days on Market Until Sale	47	82	+ 74.5%	37	59	+ 59.5%
Median Sales Price*	\$313,000	\$365,000	+ 16.6%	\$319,340	\$366,500	+ 14.8%
Average Sales Price*	\$323,105	\$397,956	+ 23.2%	\$328,842	\$391,720	+ 19.1%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	99.0%	99.3%	+ 0.3%
Inventory of Homes for Sale	44	41	- 6.8%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	2	0	- 100.0%	3	3	0.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	109	—	—	38	21	- 44.7%
Median Sales Price*	\$240,000	—	—	\$240,000	\$245,000	+ 2.1%
Average Sales Price*	\$240,000	—	—	\$235,000	\$251,000	+ 6.8%
Percent of List Price Received*	104.6%	—	—	101.5%	96.6%	- 4.8%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

* 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.

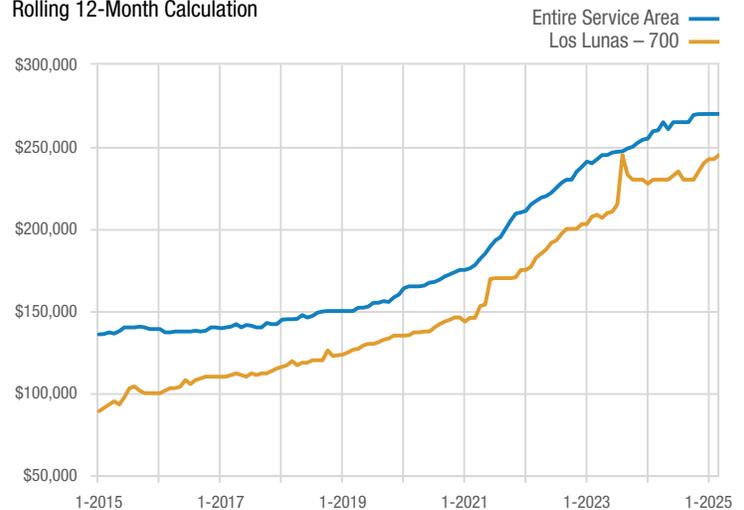
Median Sales Price - Single-Family Detached

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.

Current as of April 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.