

Local Market Update – March 2025

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

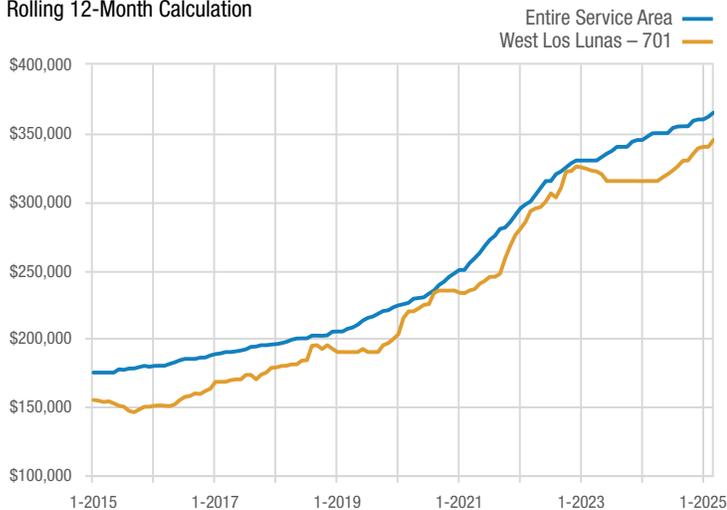
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	19	24	+ 26.3%	51	45	- 11.8%
Pending Sales	17	19	+ 11.8%	32	39	+ 21.9%
Closed Sales	9	16	+ 77.8%	22	32	+ 45.5%
Days on Market Until Sale	66	73	+ 10.6%	62	70	+ 12.9%
Median Sales Price*	\$325,900	\$365,061	+ 12.0%	\$318,950	\$352,838	+ 10.6%
Average Sales Price*	\$350,956	\$357,415	+ 1.8%	\$347,545	\$358,654	+ 3.2%
Percent of List Price Received*	99.6%	98.4%	- 1.2%	99.7%	98.3%	- 1.4%
Inventory of Homes for Sale	39	55	+ 41.0%	—	—	—
Months Supply of Inventory	3.0	4.1	+ 36.7%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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.

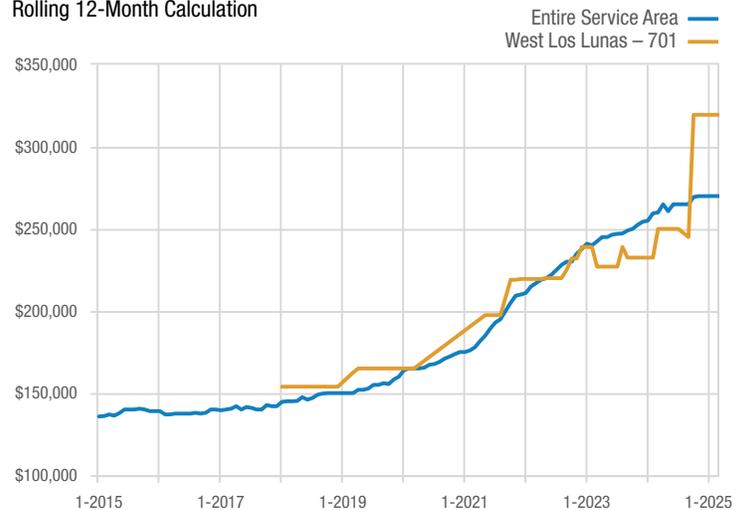
Median Sales Price - Single-Family Detached

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.

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