

Local Market Update for February 2024

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	1	5	+ 400.0%	2	5	+ 150.0%
Pending Sales	1	4	+ 300.0%	2	5	+ 150.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	1	86	+ 8500.0%	3	63	+ 2000.0%
Median Sales Price*	\$1,450,000	\$560,000	- 61.4%	\$860,000	\$695,000	- 19.2%
Average Sales Price*	\$1,450,000	\$560,000	- 61.4%	\$860,000	\$775,000	- 9.9%
Percent of List Price Received*	100.0%	96.8%	- 3.2%	99.1%	96.8%	- 2.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

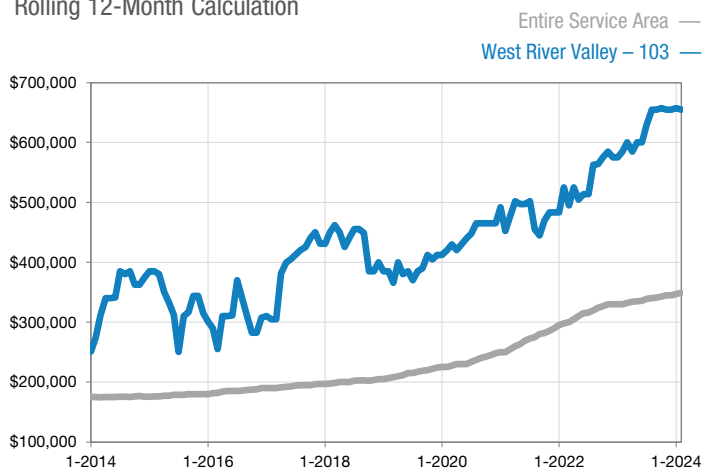
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	65	--	--
Median Sales Price*	--	--	--	\$280,000	--	--
Average Sales Price*	--	--	--	\$280,000	--	--
Percent of List Price Received*	--	--	--	94.9%	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

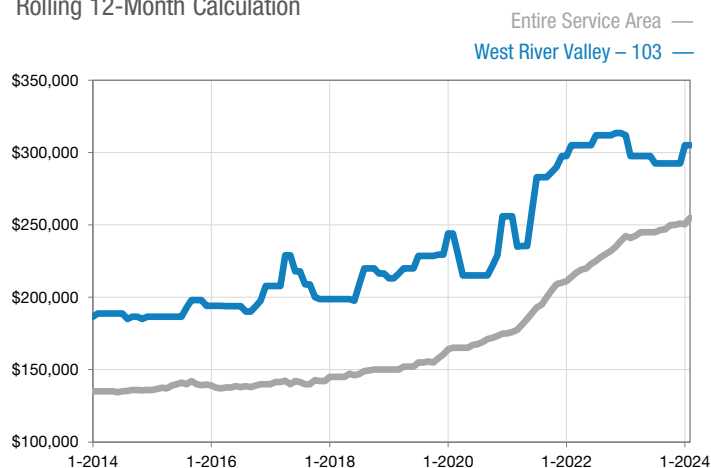
Median Sales Price - Single-Family Detached

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.