

Local Market Update for May 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	4	4	0.0%	11	13	+ 18.2%
Pending Sales	1	4	+ 300.0%	7	8	+ 14.3%
Closed Sales	2	2	0.0%	7	9	+ 28.6%
Days on Market Until Sale	1	29	+ 2800.0%	2	36	+ 1700.0%
Median Sales Price*	\$449,650	\$852,500	+ 89.6%	\$585,000	\$630,000	+ 7.7%
Average Sales Price*	\$449,650	\$852,500	+ 89.6%	\$654,900	\$670,444	+ 2.4%
Percent of List Price Received*	102.4%	97.5%	- 4.8%	100.2%	97.9%	- 2.3%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--

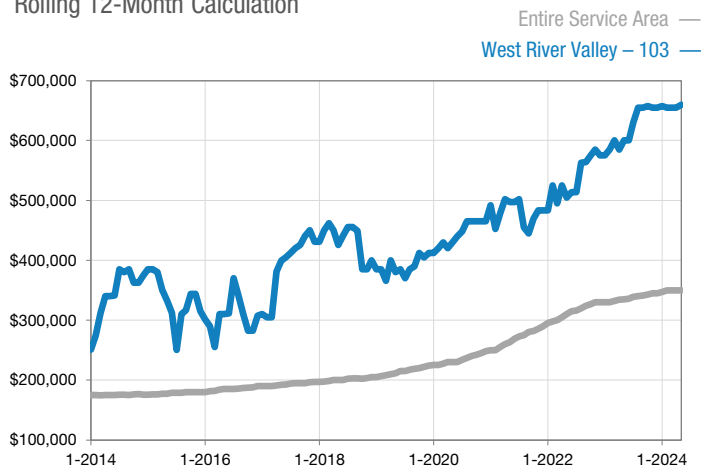
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	1	1	0.0%
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.

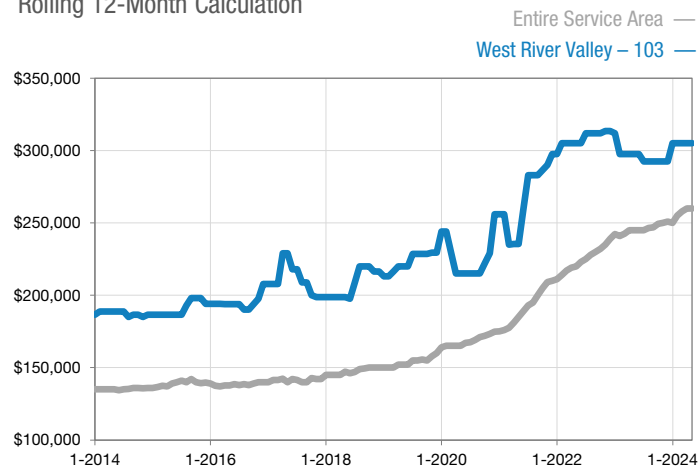
Median Sales Price - Single-Family Detached

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.