

Local Market Update for August 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	20	21	+ 5.0%
Pending Sales	2	2	0.0%	14	13	- 7.1%
Closed Sales	4	1	- 75.0%	14	13	- 7.1%
Days on Market Until Sale	17	2	- 88.2%	11	32	+ 190.9%
Median Sales Price*	\$655,000	\$680,000	+ 3.8%	\$650,000	\$680,000	+ 4.6%
Average Sales Price*	\$597,250	\$680,000	+ 13.9%	\$643,736	\$712,538	+ 10.7%
Percent of List Price Received*	97.8%	100.7%	+ 3.0%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--

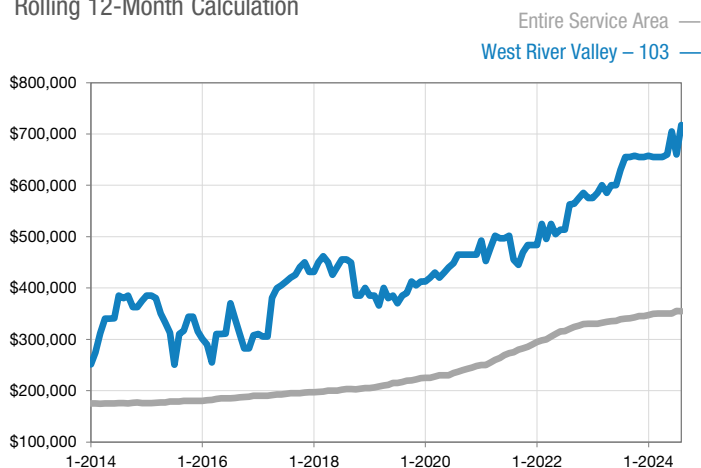
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	0	1	--	1	3	+ 200.0%
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	33	2	- 93.9%
Median Sales Price*	--	--	--	\$292,500	\$330,000	+ 12.8%
Average Sales Price*	--	--	--	\$292,500	\$330,000	+ 12.8%
Percent of List Price Received*	--	--	--	97.5%	100.0%	+ 2.6%
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.

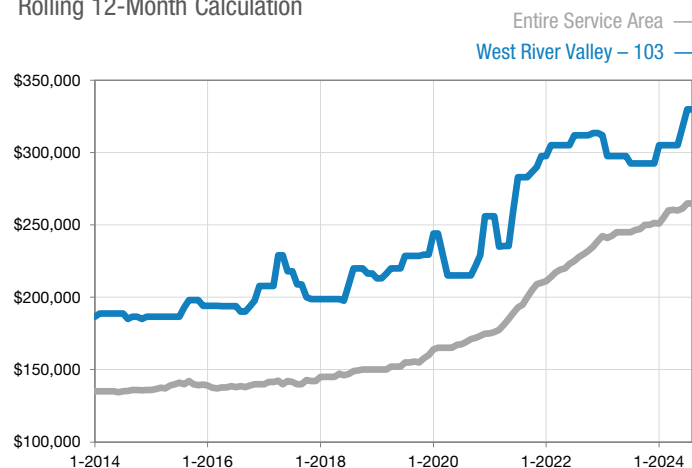
Median Sales Price - Single-Family Detached

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.