

# Local Market Update for September 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	22	22	0.0%
Pending Sales	1	3	+ 200.0%	15	14	- 6.7%
Closed Sales	1	1	0.0%	15	14	- 6.7%
Days on Market Until Sale	231	5	- 97.8%	25	30	+ 20.0%
Median Sales Price*	\$1,150,000	\$319,000	- 72.3%	\$655,000	\$655,000	0.0%
Average Sales Price*	\$1,150,000	\$319,000	- 72.3%	\$677,487	\$684,429	+ 1.0%
Percent of List Price Received*	92.0%	101.3%	+ 10.1%	97.6%	98.3%	+ 0.7%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--

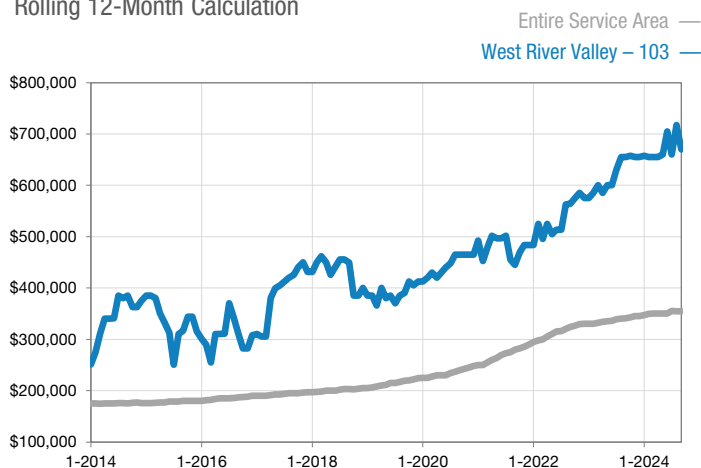
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	3	+ 200.0%
Pending Sales	0	0	0.0%	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.

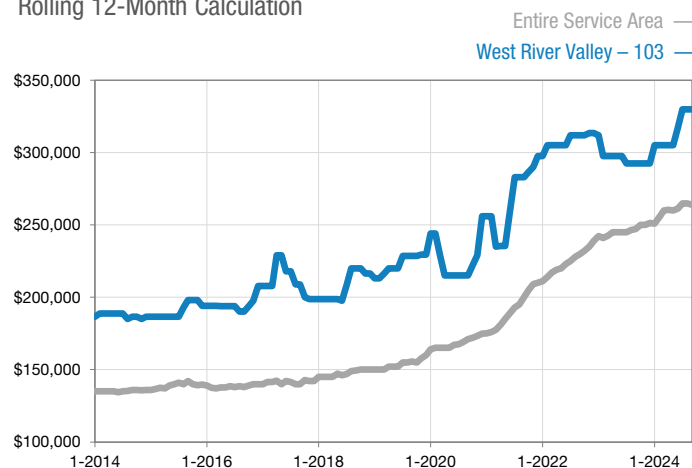
### Median Sales Price - Single-Family Detached

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.