

Local Market Update for February 2023

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 | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| New Listings | 2 | 1 | - 50.0% | 3 | 2 | - 33.3% |
| Pending Sales | 1 | 1 | 0.0% | 2 | 2 | 0.0% |
| Closed Sales | 2 | 1 | - 50.0% | 5 | 2 | - 60.0% |
| Days on Market Until Sale | 166 | 1 | - 99.4% | 118 | 3 | - 97.5% |
| Median Sales Price* | \$574,186 | \$1,450,000 | + 152.5% | \$563,000 | \$860,000 | + 52.8% |
| Average Sales Price* | \$574,186 | \$1,450,000 | + 152.5% | \$523,274 | \$860,000 | + 64.3% |
| Percent of List Price Received* | 89.1% | 100.0% | + 12.2% | 91.5% | 99.1% | + 8.3% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.0 | - 9.1% | -- | -- | -- |

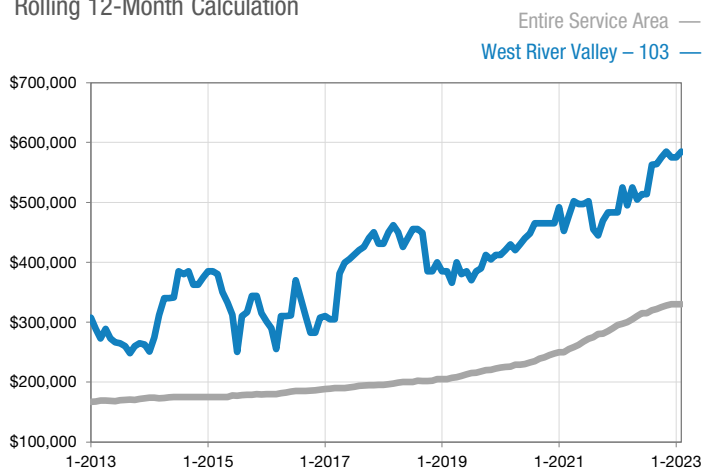
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 1 | 1 | 0.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 1 | 0.0% |
| Days on Market Until Sale | 27 | -- | -- | 27 | 65 | + 140.7% |
| Median Sales Price* | \$312,000 | -- | -- | \$312,000 | \$280,000 | - 10.3% |
| Average Sales Price* | \$312,000 | -- | -- | \$312,000 | \$280,000 | - 10.3% |
| Percent of List Price Received* | 99.0% | -- | -- | 99.0% | 94.9% | - 4.1% |
| 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.

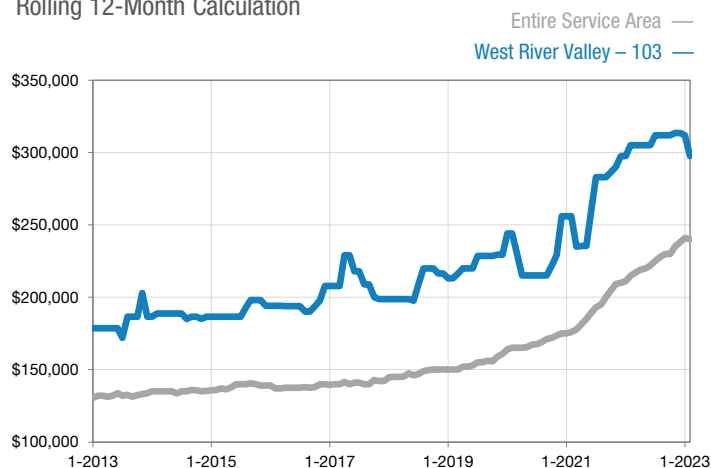
Median Sales Price - Single-Family Detached

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.