

# 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		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
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	<b>\$1,450,000</b>	+ 152.5%	\$563,000	<b>\$860,000</b>	+ 52.8%
Average Sales Price*	\$574,186	<b>\$1,450,000</b>	+ 152.5%	\$523,274	<b>\$860,000</b>	+ 64.3%
Percent of List Price Received*	89.1%	<b>100.0%</b>	+ 12.2%	91.5%	<b>99.1%</b>	+ 8.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.1	<b>1.0</b>	- 9.1%	--	--	--

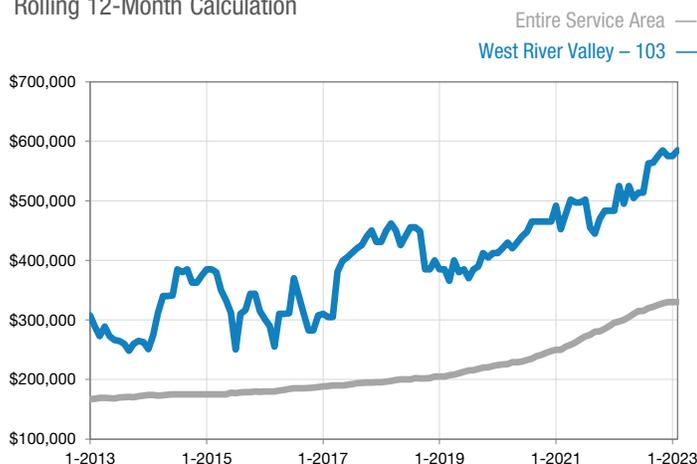
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
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	<b>\$280,000</b>	- 10.3%
Average Sales Price*	\$312,000	--	--	\$312,000	<b>\$280,000</b>	- 10.3%
Percent of List Price Received*	99.0%	--	--	99.0%	<b>94.9%</b>	- 4.1%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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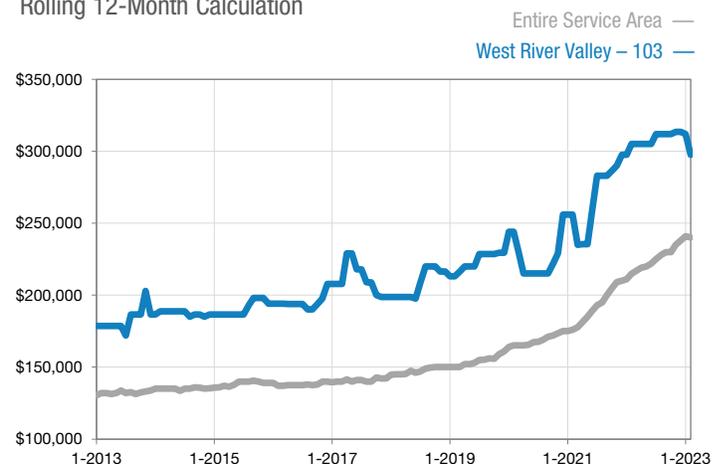
### Median Sales Price - Single-Family Detached

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.