

Local Market Update for March 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	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	3	2	- 33.3%	6	4	- 33.3%
Pending Sales	4	2	- 50.0%	6	4	- 33.3%
Closed Sales	2	1	- 50.0%	7	3	- 57.1%
Days on Market Until Sale	3	2	- 33.3%	85	2	- 97.6%
Median Sales Price*	\$408,650	\$360,000	- 11.9%	\$538,371	\$360,000	- 33.1%
Average Sales Price*	\$408,650	\$360,000	- 11.9%	\$490,524	\$693,333	+ 41.3%
Percent of List Price Received*	106.9%	100.0%	- 6.5%	95.9%	99.4%	+ 3.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	1.1	+ 266.7%	--	--	--

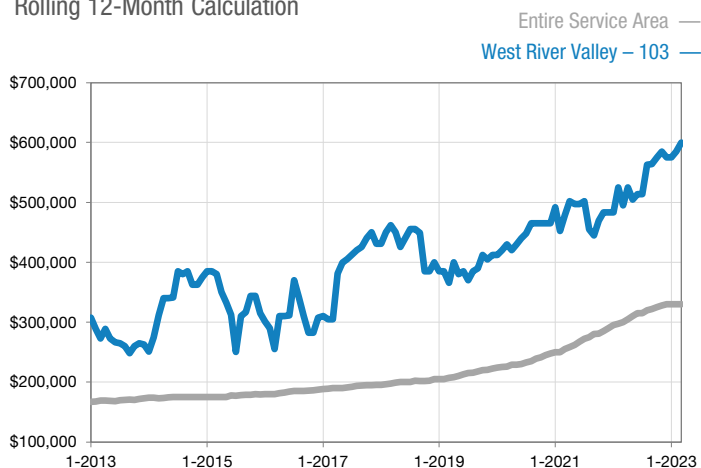
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	27	65	+ 140.7%
Median Sales Price*	--	--	--	\$312,000	\$280,000	- 10.3%
Average Sales Price*	--	--	--	\$312,000	\$280,000	- 10.3%
Percent of List Price Received*	--	--	--	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.

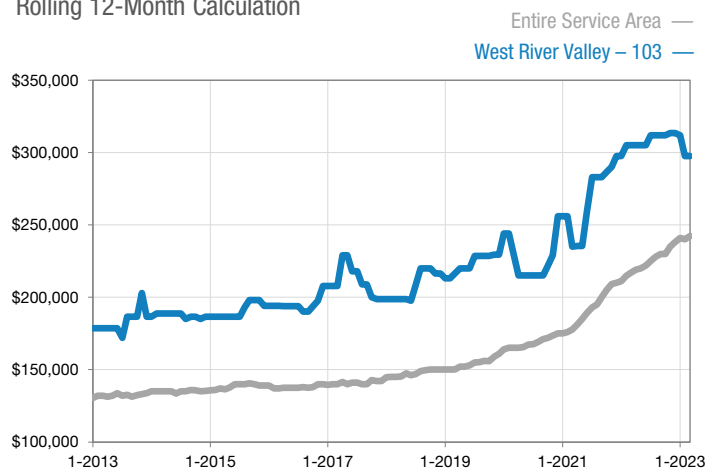
Median Sales Price - Single-Family Detached

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.