

Local Market Update for April 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	2	3	+ 50.0%	8	7	- 12.5%
Pending Sales	2	2	0.0%	8	6	- 25.0%
Closed Sales	3	2	- 33.3%	10	5	- 50.0%
Days on Market Until Sale	10	3	- 70.0%	63	2	- 96.8%
Median Sales Price*	\$628,000	\$802,500	+ 27.8%	\$581,500	\$645,000	+ 10.9%
Average Sales Price*	\$816,000	\$802,500	- 1.7%	\$588,167	\$737,000	+ 25.3%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	97.1%	99.3%	+ 2.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.7	+ 466.7%	--	--	--

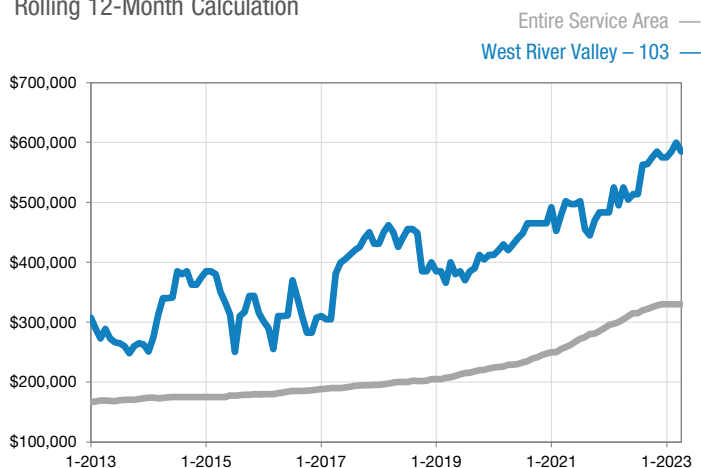
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	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



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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

