

Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	10	11	+ 10.0%
Pending Sales	1	2	+ 100.0%	9	8	- 11.1%
Closed Sales	3	2	- 33.3%	13	7	- 46.2%
Days on Market Until Sale	1	1	0.0%	49	2	- 95.9%
Median Sales Price*	\$355,000	\$449,650	+ 26.7%	\$538,371	\$585,000	+ 8.7%
Average Sales Price*	\$381,233	\$449,650	+ 17.9%	\$540,413	\$654,900	+ 21.2%
Percent of List Price Received*	100.6%	102.4%	+ 1.8%	97.9%	100.2%	+ 2.3%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.7	2.6	+ 271.4%	--	--	--

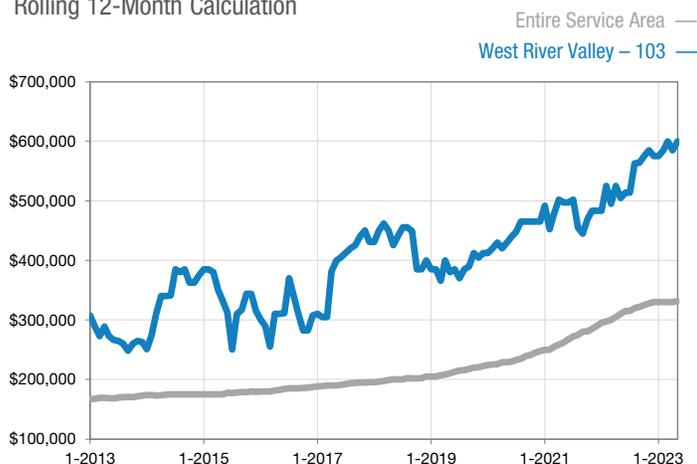
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
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.

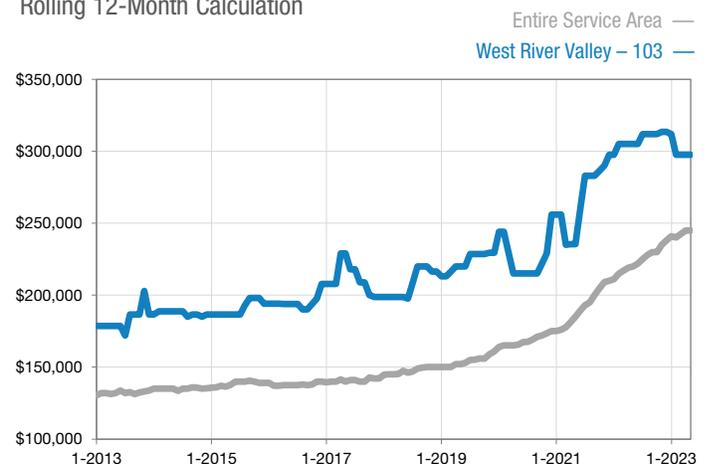
Median Sales Price - Single-Family Detached

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.