Local Market Update for June 2023

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

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

| Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	3	4	+ 33.3%	13	15	+ 15.4%
Pending Sales	3	3	0.0%	12	10	- 16.7%
Closed Sales	0	2	--	13	9	- 30.8%
Days on Market Until Sale	--	9	--	49	4	- 91.8%
Median Sales Price*	--	$520,000	--	$538,371	$585,000	+ 8.7%
Average Sales Price*	--	$520,000	--	$540,413	$624,922	+ 15.6%
Percent of List Price Received*	--	92.4%	--	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	3.3	+ 371.4%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	0	1	--	1	1	0.0%
Pending Sales	0	1	--	2	2	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

Entire Service Area —
West River Valley – 103 —
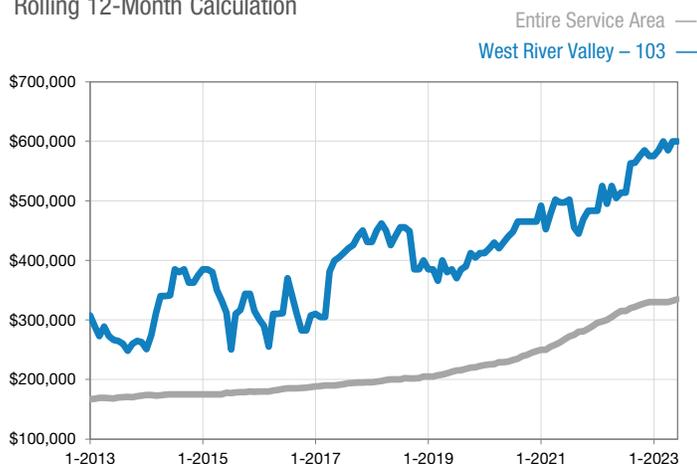
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
West River Valley – 103 —
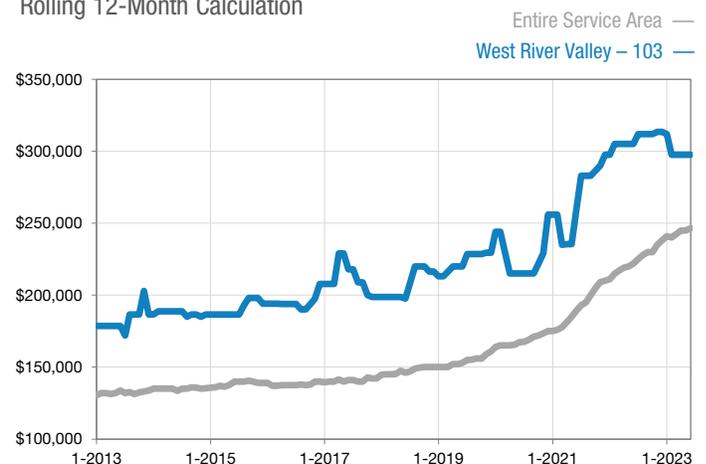
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.