

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	3	2	- 33.3%	18	20	+ 11.1%
Pending Sales	2	2	0.0%	16	14	- 12.5%
Closed Sales	3	4	+ 33.3%	19	14	- 26.3%
Days on Market Until Sale	8	17	+ 112.5%	36	11	- 69.4%
Median Sales Price*	\$565,000	<b>\$655,000</b>	+ 15.9%	\$563,000	<b>\$650,000</b>	+ 15.5%
Average Sales Price*	\$513,000	<b>\$597,250</b>	+ 16.4%	\$585,493	<b>\$643,736</b>	+ 9.9%
Percent of List Price Received*	102.1%	<b>97.8%</b>	- 4.2%	98.9%	<b>98.0%</b>	- 0.9%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	<b>3.3</b>	+ 153.8%	--	--	--

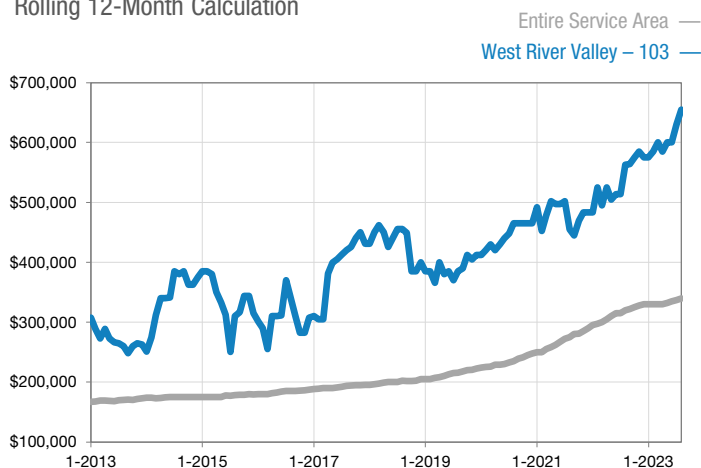
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	--	--	--	16	33	+ 106.3%
Median Sales Price*	--	--	--	\$313,500	<b>\$292,500</b>	- 6.7%
Average Sales Price*	--	--	--	\$313,500	<b>\$292,500</b>	- 6.7%
Percent of List Price Received*	--	--	--	102.0%	<b>97.5%</b>	- 4.4%
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.

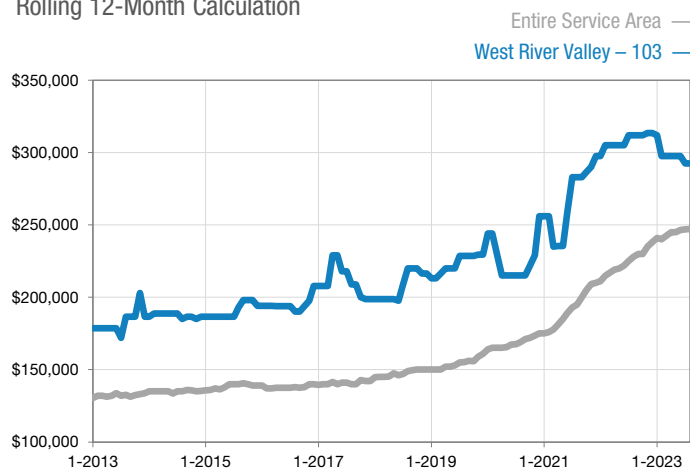
### Median Sales Price - Single-Family Detached

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.