

Local Market Update for September 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	2	2	0.0%	20	22	+ 10.0%
Pending Sales	0	1	--	16	15	- 6.3%
Closed Sales	0	1	--	19	15	- 21.1%
Days on Market Until Sale	--	231	--	36	25	- 30.6%
Median Sales Price*	--	\$1,150,000	--	\$563,000	\$655,000	+ 16.3%
Average Sales Price*	--	\$1,150,000	--	\$585,493	\$677,487	+ 15.7%
Percent of List Price Received*	--	92.0%	--	98.9%	97.6%	- 1.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--

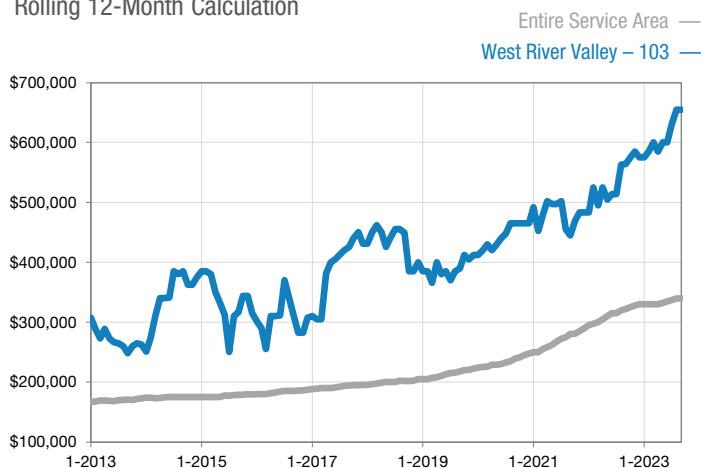
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	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	\$292,500	- 6.7%
Average Sales Price*	--	--	--	\$313,500	\$292,500	- 6.7%
Percent of List Price Received*	--	--	--	102.0%	97.5%	- 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.

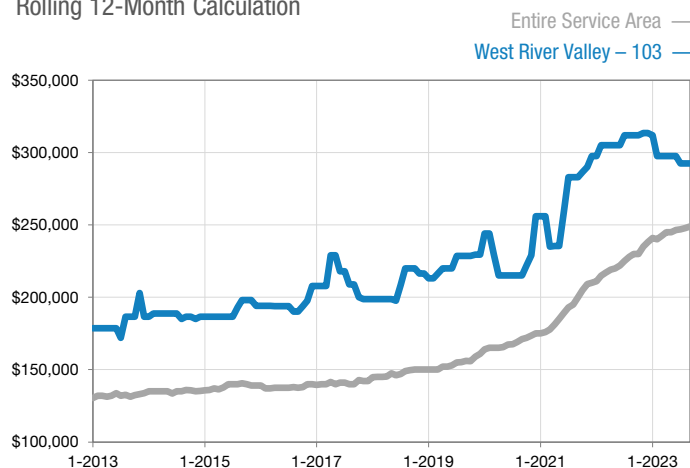
Median Sales Price - Single-Family Detached

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.