

Local Market Update for October 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	0	2	--	20	24	+ 20.0%
Pending Sales	2	1	- 50.0%	18	16	- 11.1%
Closed Sales	1	3	+ 200.0%	20	18	- 10.0%
Days on Market Until Sale	11	56	+ 409.1%	35	30	- 14.3%
Median Sales Price*	\$615,000	\$660,000	+ 7.3%	\$564,000	\$655,000	+ 16.1%
Average Sales Price*	\$615,000	\$648,333	+ 5.4%	\$586,969	\$672,628	+ 14.6%
Percent of List Price Received*	99.2%	98.0%	- 1.2%	98.9%	97.6%	- 1.3%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	3.1	+ 520.0%	--	--	--

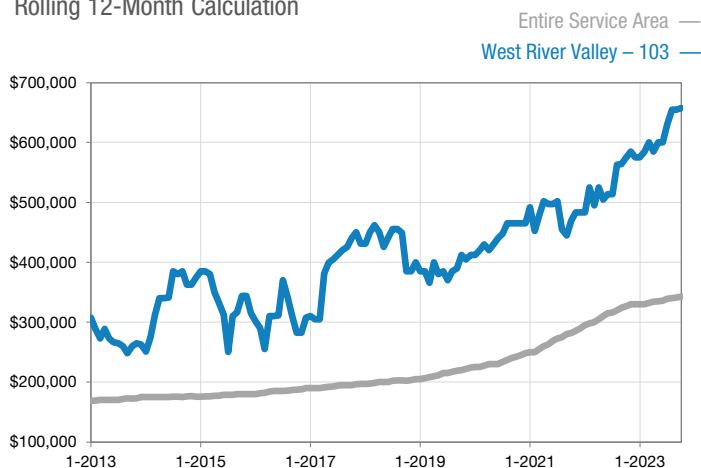
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

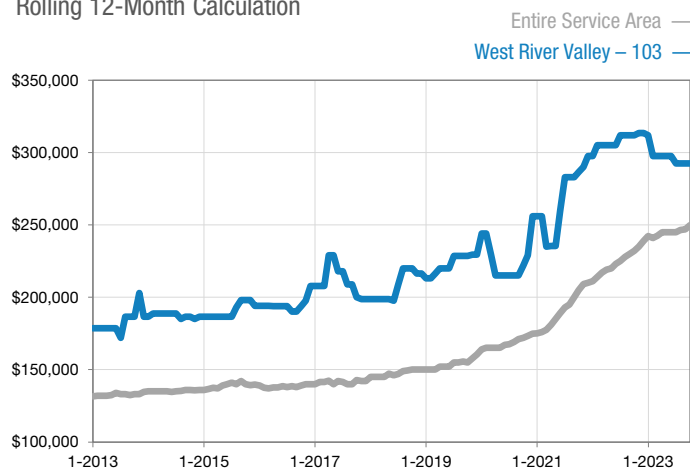
Median Sales Price - Single-Family Detached

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.