

Local Market Update for November 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 | November | | | Year to Date | | |
|---------------------------------|-------------|------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| New Listings | 0 | 3 | -- | 20 | 27 | + 35.0% |
| Pending Sales | 0 | 2 | -- | 18 | 18 | 0.0% |
| Closed Sales | 2 | 0 | - 100.0% | 22 | 18 | - 18.2% |
| Days on Market Until Sale | 19 | -- | -- | 34 | 30 | - 11.8% |
| Median Sales Price* | \$1,450,000 | -- | -- | \$575,000 | \$655,000 | + 13.9% |
| Average Sales Price* | \$1,450,000 | -- | -- | \$665,426 | \$672,628 | + 1.1% |
| Percent of List Price Received* | 97.3% | -- | -- | 98.8% | 97.6% | - 1.2% |
| Inventory of Homes for Sale | 1 | 6 | + 500.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 3.6 | + 620.0% | -- | -- | -- |

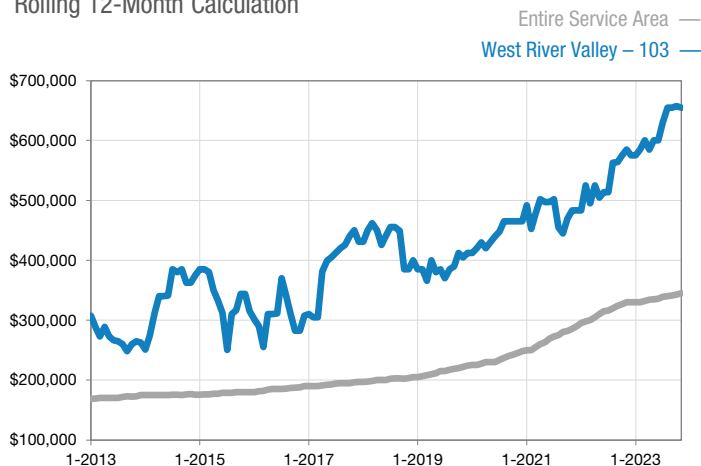
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | November | | | Year to Date | | |
|---------------------------------|----------|------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 11-2022 | Thru 11-2023 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 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.

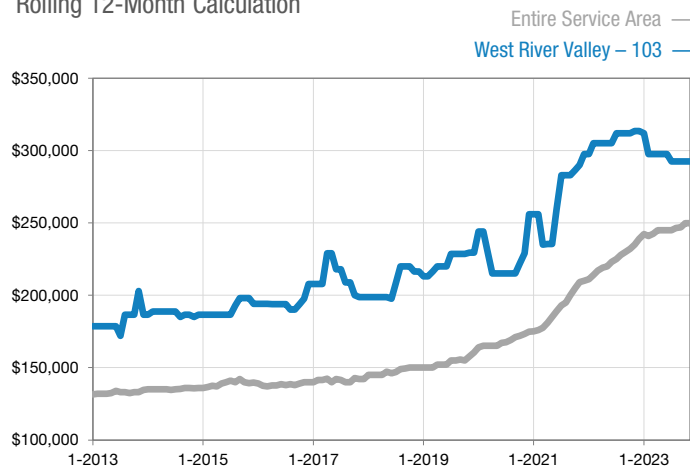
Median Sales Price - Single-Family Detached

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.