

Local Market Update for March 2024

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	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	2	2	0.0%	4	7	+ 75.0%
Pending Sales	2	1	- 50.0%	4	4	0.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Days on Market Until Sale	2	2	0.0%	2	51	+ 2450.0%
Median Sales Price*	\$360,000	\$322,000	- 10.6%	\$360,000	\$630,000	+ 75.0%
Average Sales Price*	\$360,000	\$322,000	- 10.6%	\$693,333	\$684,400	- 1.3%
Percent of List Price Received*	100.0%	103.2%	+ 3.2%	99.4%	98.0%	- 1.4%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	3.0	+ 172.7%	--	--	--

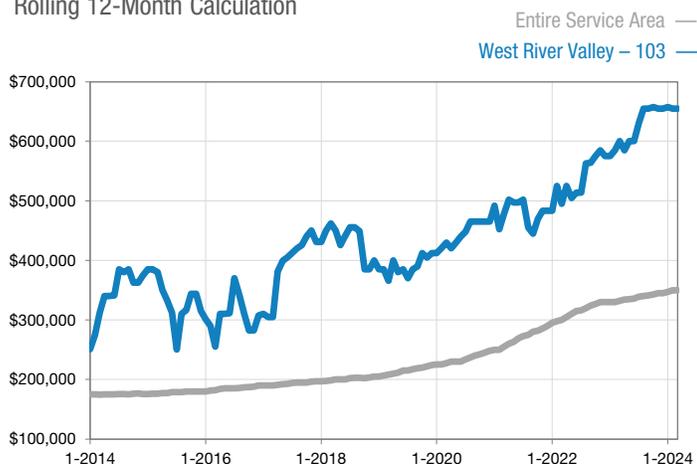
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	65	--	--
Median Sales Price*	--	--	--	\$280,000	--	--
Average Sales Price*	--	--	--	\$280,000	--	--
Percent of List Price Received*	--	--	--	94.9%	--	--
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.

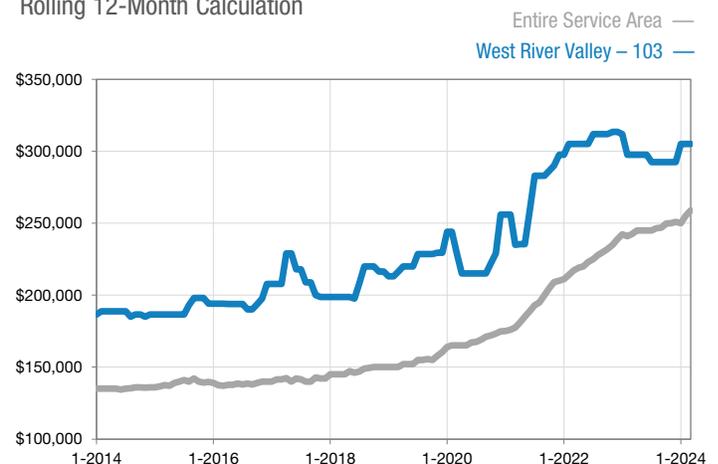
Median Sales Price - Single-Family Detached

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.