

# Local Market Update for April 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	3	2	- 33.3%	7	9	+ 28.6%
Pending Sales	2	0	- 100.0%	6	4	- 33.3%
Closed Sales	2	2	0.0%	5	7	+ 40.0%
Days on Market Until Sale	3	8	+ 166.7%	2	39	+ 1850.0%
Median Sales Price*	\$802,500	<b>\$453,500</b>	- 43.5%	\$645,000	<b>\$560,000</b>	- 13.2%
Average Sales Price*	\$802,500	<b>\$453,500</b>	- 43.5%	\$737,000	<b>\$618,429</b>	- 16.1%
Percent of List Price Received*	99.2%	<b>98.0%</b>	- 1.2%	99.3%	<b>98.0%</b>	- 1.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	<b>3.7</b>	+ 117.6%	--	--	--

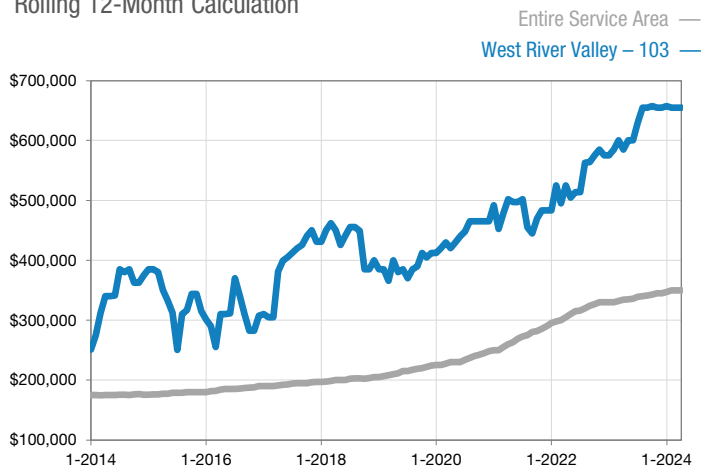
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	0	1	--	0	1	--
Pending Sales	0	1	--	1	1	0.0%
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.

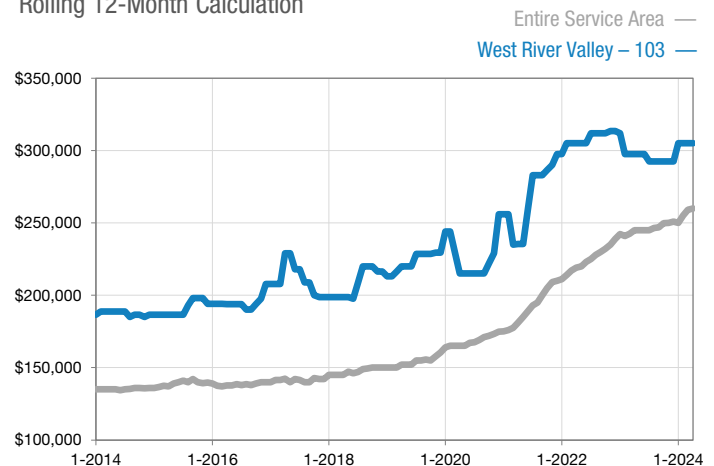
### Median Sales Price - Single-Family Detached

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.