

Local Market Update for December 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	2	0	- 100.0%	29	28	- 3.4%
Pending Sales	3	1	- 66.7%	20	18	- 10.0%
Closed Sales	1	1	0.0%	19	18	- 5.3%
Days on Market Until Sale	28	39	+ 39.3%	30	33	+ 10.0%
Median Sales Price*	\$1,070,000	\$1,450,000	+ 35.5%	\$655,000	\$648,500	- 1.0%
Average Sales Price*	\$1,070,000	\$1,450,000	+ 35.5%	\$693,542	\$701,333	+ 1.1%
Percent of List Price Received*	99.5%	90.6%	- 8.9%	97.7%	97.9%	+ 0.2%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--

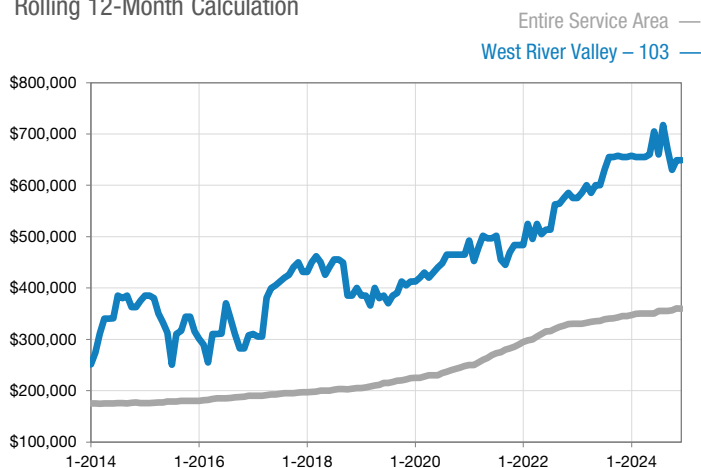
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	0.0%	1	3	+ 200.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Days on Market Until Sale	--	14	--	33	9	- 72.7%
Median Sales Price*	--	\$425,000	--	\$292,500	\$390,000	+ 33.3%
Average Sales Price*	--	\$425,000	--	\$292,500	\$381,667	+ 30.5%
Percent of List Price Received*	--	107.6%	--	97.5%	102.6%	+ 5.2%
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.

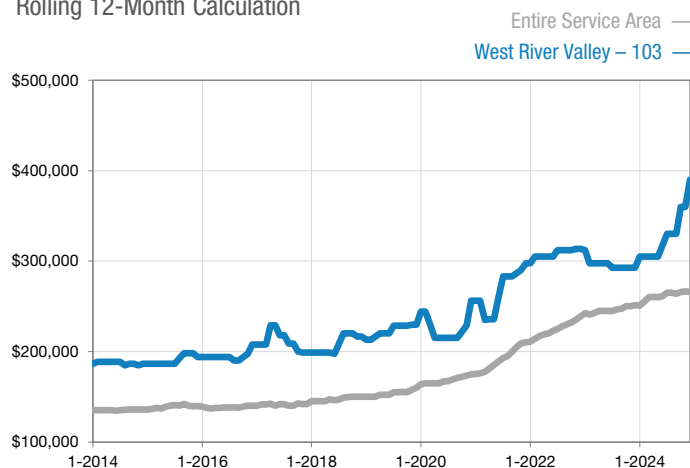
Median Sales Price - Single-Family Detached

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.