

# Local Market Update – April 2025

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

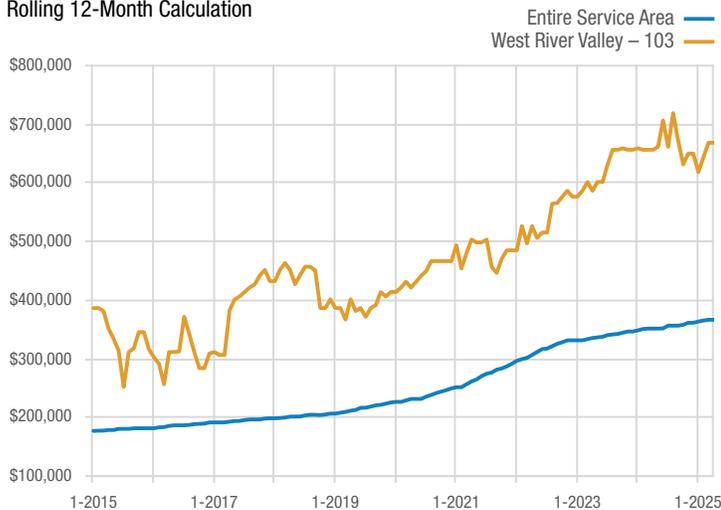
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	3	+ 50.0%	9	9	0.0%
Pending Sales	0	1	—	4	6	+ 50.0%
Closed Sales	2	2	0.0%	7	8	+ 14.3%
Days on Market Until Sale	8	1	- 87.5%	39	59	+ 51.3%
Median Sales Price*	\$453,500	<b>\$454,000</b>	+ 0.1%	\$560,000	<b>\$547,500</b>	- 2.2%
Average Sales Price*	\$453,500	<b>\$454,000</b>	+ 0.1%	\$618,429	<b>\$788,500</b>	+ 27.5%
Percent of List Price Received*	98.0%	<b>98.8%</b>	+ 0.8%	98.0%	<b>96.2%</b>	- 1.8%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	3.7	<b>2.8</b>	- 24.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	8	—	—	8	—
Median Sales Price*	—	<b>\$350,000</b>	—	—	<b>\$350,000</b>	—
Average Sales Price*	—	<b>\$350,000</b>	—	—	<b>\$350,000</b>	—
Percent of List Price Received*	—	<b>100.0%</b>	—	—	<b>100.0%</b>	—
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.

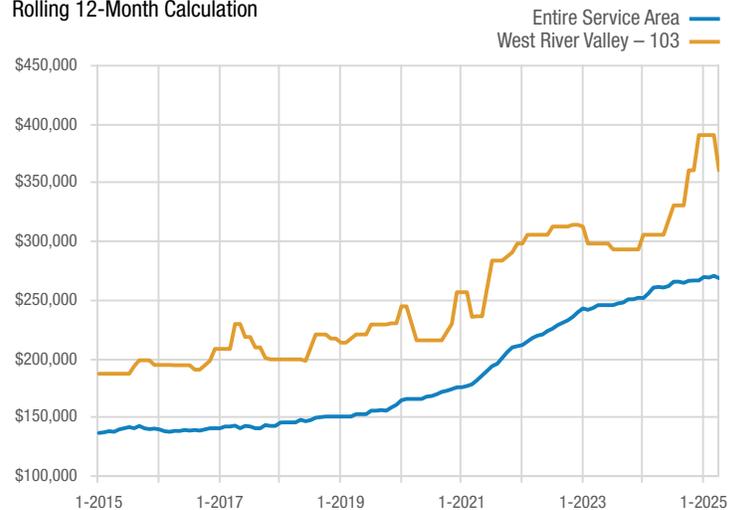
### Median Sales Price - Single-Family Detached

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.

Current as of May 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.