

Local Market Update for June 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	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	15	15	0.0%
Pending Sales	3	2	- 33.3%	10	10	0.0%
Closed Sales	2	1	- 50.0%	9	10	+ 11.1%
Days on Market Until Sale	9	13	+ 44.4%	4	34	+ 750.0%
Median Sales Price*	\$520,000	\$1,140,000	+ 119.2%	\$585,000	\$692,500	+ 18.4%
Average Sales Price*	\$520,000	\$1,140,000	+ 119.2%	\$624,922	\$717,400	+ 14.8%
Percent of List Price Received*	92.4%	95.4%	+ 3.2%	98.5%	97.7%	- 0.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

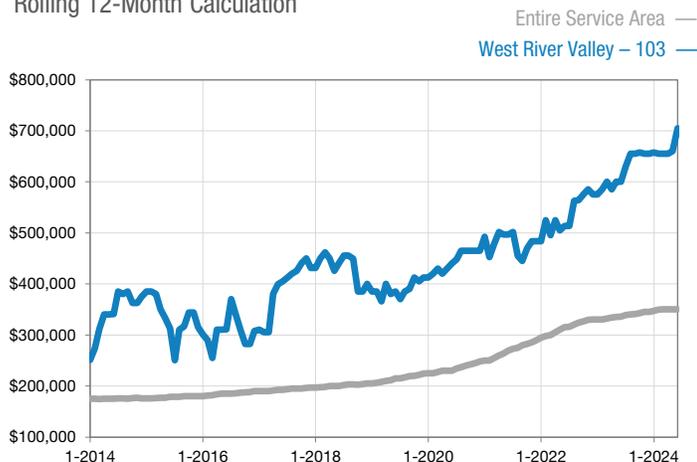
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	1	--	1	1	0.0%
Days on Market Until Sale	--	2	--	65	2	- 96.9%
Median Sales Price*	--	\$330,000	--	\$280,000	\$330,000	+ 17.9%
Average Sales Price*	--	\$330,000	--	\$280,000	\$330,000	+ 17.9%
Percent of List Price Received*	--	100.0%	--	94.9%	100.0%	+ 5.4%
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.

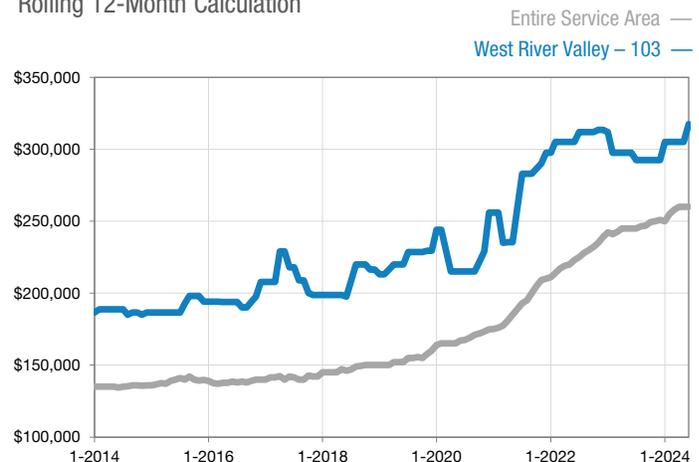
Median Sales Price - Single-Family Detached

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.