

Local Market Update for October 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 | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 4 | + 100.0% | 24 | 27 | + 12.5% |
| Pending Sales | 1 | 1 | 0.0% | 16 | 14 | - 12.5% |
| Closed Sales | 3 | 2 | - 33.3% | 18 | 16 | - 11.1% |
| Days on Market Until Sale | 56 | 51 | - 8.9% | 30 | 33 | + 10.0% |
| Median Sales Price* | \$660,000 | \$462,500 | - 29.9% | \$655,000 | \$623,500 | - 4.8% |
| Average Sales Price* | \$648,333 | \$462,500 | - 28.7% | \$672,628 | \$656,688 | - 2.4% |
| Percent of List Price Received* | 98.0% | 98.1% | + 0.1% | 97.6% | 98.3% | + 0.7% |
| Inventory of Homes for Sale | 5 | 6 | + 20.0% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 3.7 | + 19.4% | -- | -- | -- |

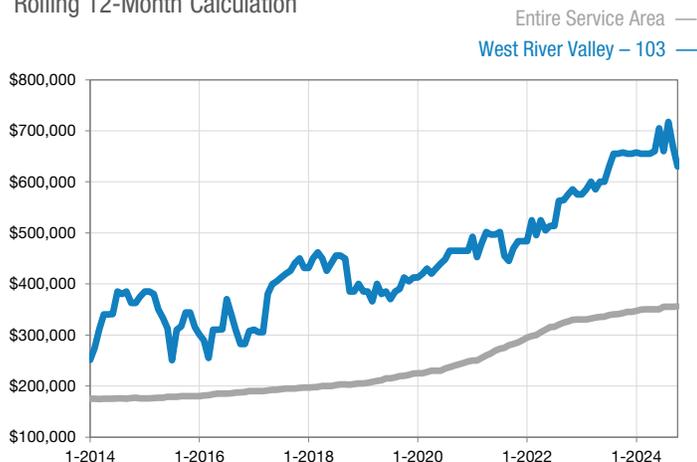
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | 0.0% | 1 | 3 | + 200.0% |
| Pending Sales | 0 | 1 | -- | 2 | 3 | + 50.0% |
| Closed Sales | 0 | 1 | -- | 2 | 2 | 0.0% |
| Days on Market Until Sale | -- | 11 | -- | 33 | 7 | - 78.8% |
| Median Sales Price* | -- | \$390,000 | -- | \$292,500 | \$360,000 | + 23.1% |
| Average Sales Price* | -- | \$390,000 | -- | \$292,500 | \$360,000 | + 23.1% |
| Percent of List Price Received* | -- | 100.3% | -- | 97.5% | 100.1% | + 2.7% |
| 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.

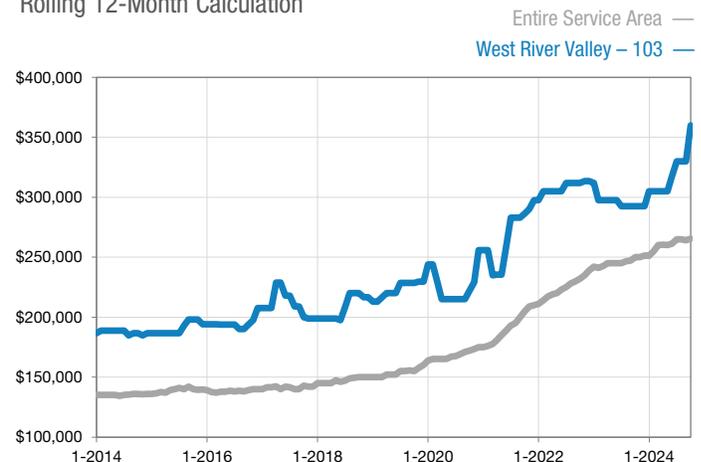
Median Sales Price - Single-Family Detached

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.