

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
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%	--	--	--

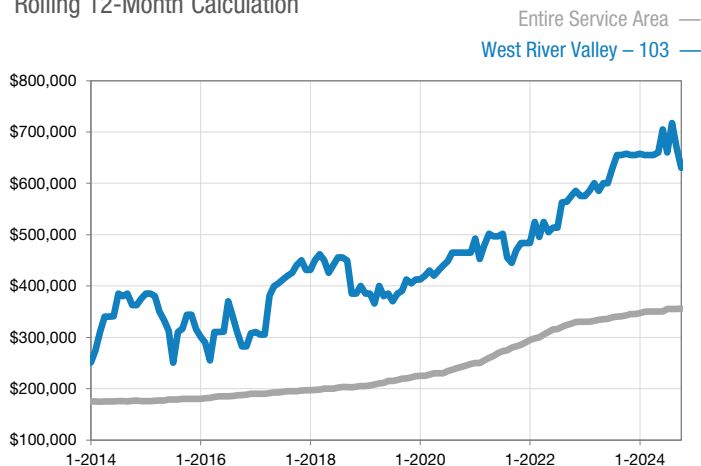
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
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.

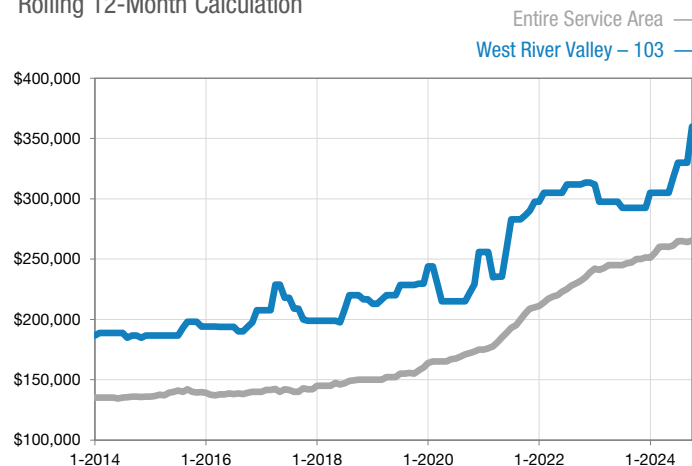
Median Sales Price - Single-Family Detached

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.