

Local Market Update for July 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	3	3	0.0%	18	18	0.0%
Pending Sales	2	2	0.0%	12	12	0.0%
Closed Sales	1	2	+ 100.0%	10	12	+ 20.0%
Days on Market Until Sale	47	36	- 23.4%	8	34	+ 325.0%
Median Sales Price*	\$999,000	\$704,500	- 29.5%	\$615,000	\$692,500	+ 12.6%
Average Sales Price*	\$999,000	\$704,500	- 29.5%	\$662,330	\$715,250	+ 8.0%
Percent of List Price Received*	94.2%	98.9%	+ 5.0%	98.0%	97.9%	- 0.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

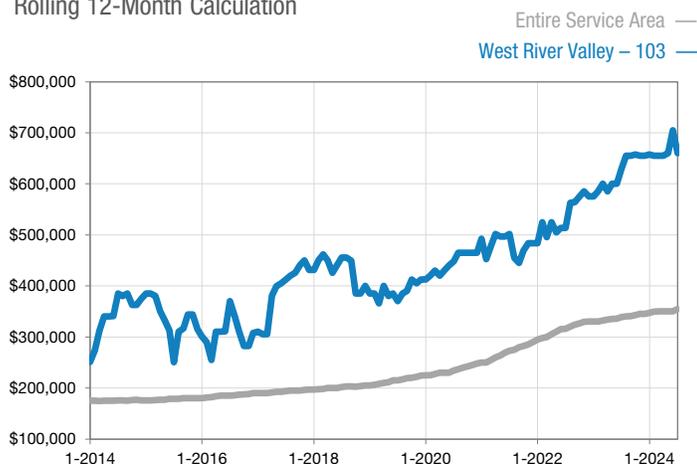
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	1	--	--	33	2	- 93.9%
Median Sales Price*	\$305,000	--	--	\$292,500	\$330,000	+ 12.8%
Average Sales Price*	\$305,000	--	--	\$292,500	\$330,000	+ 12.8%
Percent of List Price Received*	100.0%	--	--	97.5%	100.0%	+ 2.6%
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.

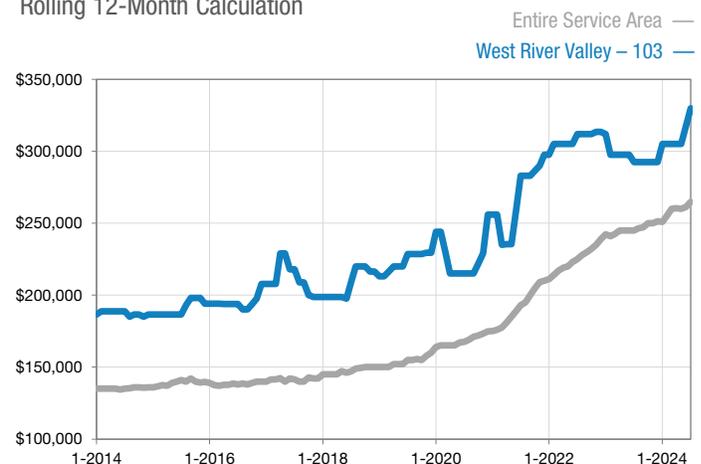
Median Sales Price - Single-Family Detached

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.