

Local Market Update for November 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	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	27	28	+ 3.7%
Pending Sales	1	3	+ 200.0%	17	17	0.0%
Closed Sales	0	1	--	18	17	- 5.6%
Days on Market Until Sale	--	40	--	30	33	+ 10.0%
Median Sales Price*	--	\$667,000	--	\$655,000	\$630,000	- 3.8%
Average Sales Price*	--	\$667,000	--	\$672,628	\$657,294	- 2.3%
Percent of List Price Received*	--	98.8%	--	97.6%	98.3%	+ 0.7%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	4.4	2.2	- 50.0%	--	--	--

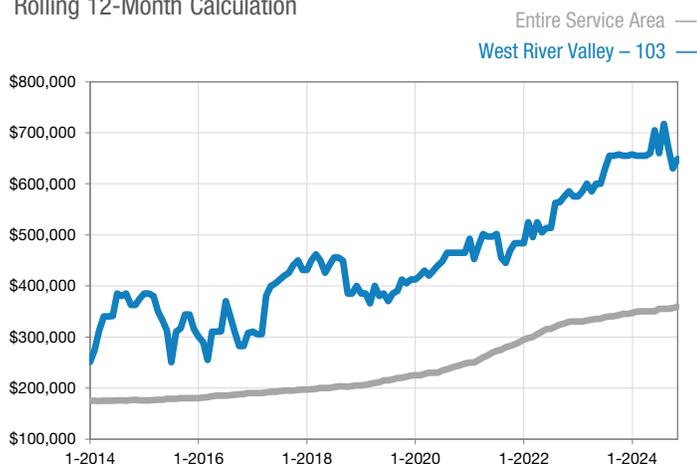
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

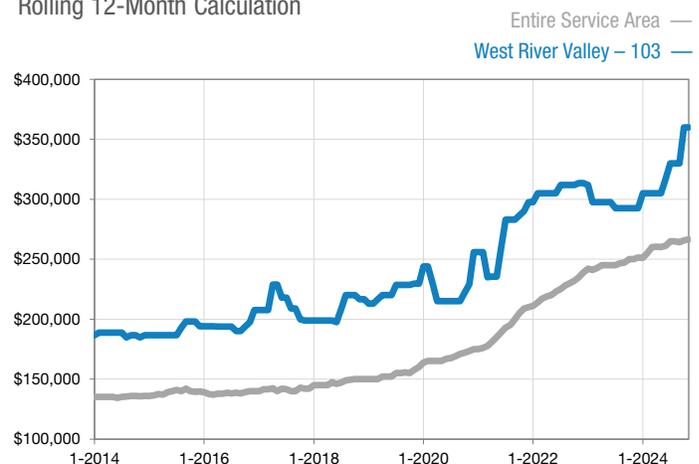
Median Sales Price - Single-Family Detached

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.