

# Local Market Update for September 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



## Rio Communities, Tierra Grande – 760

East of Hwy 304 to Manzano Mountains, South of Manzano to Hwy 60 / Socorro County

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	5	8	+ 60.0%	84	75	- 10.7%
Pending Sales	6	6	0.0%	70	72	+ 2.9%
Closed Sales	7	8	+ 14.3%	64	65	+ 1.6%
Days on Market Until Sale	125	12	- 90.4%	77	55	- 28.6%
Median Sales Price*	\$188,000	<b>\$150,250</b>	- 20.1%	\$162,950	<b>\$165,000</b>	+ 1.3%
Average Sales Price*	\$183,300	<b>\$156,438</b>	- 14.7%	\$156,297	<b>\$171,993</b>	+ 10.0%
Percent of List Price Received*	98.5%	<b>99.0%</b>	+ 0.5%	97.7%	<b>98.9%</b>	+ 1.2%
Inventory of Homes for Sale	27	9	- 66.7%	--	--	--
Months Supply of Inventory	3.6	1.2	- 66.7%	--	--	--

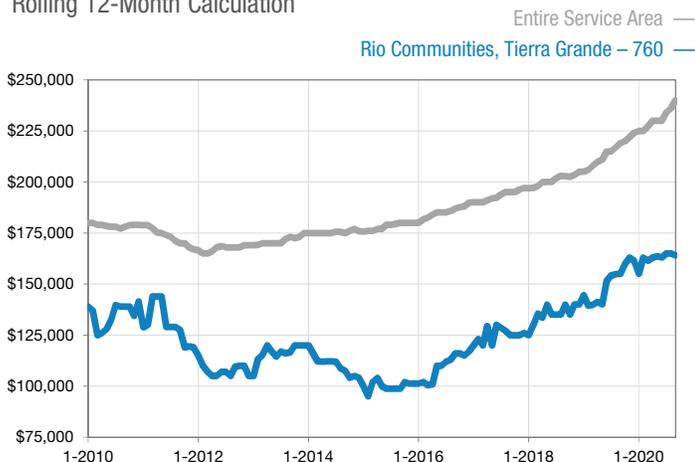
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
	2019	2020	Percent Change	Thru 9-2019	Thru 9-2020	Percent Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	14	18	+ 28.6%
Pending Sales	1	2	+ 100.0%	11	13	+ 18.2%
Closed Sales	3	2	- 33.3%	12	10	- 16.7%
Days on Market Until Sale	21	37	+ 76.2%	69	28	- 59.4%
Median Sales Price*	\$115,000	<b>\$161,500</b>	+ 40.4%	\$89,712	<b>\$121,000</b>	+ 34.9%
Average Sales Price*	\$118,000	<b>\$161,500</b>	+ 36.9%	\$90,477	<b>\$120,390</b>	+ 33.1%
Percent of List Price Received*	98.3%	<b>95.2%</b>	- 3.2%	95.2%	<b>93.1%</b>	- 2.2%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.4	0.6	- 82.4%	--	--	--

\* 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.

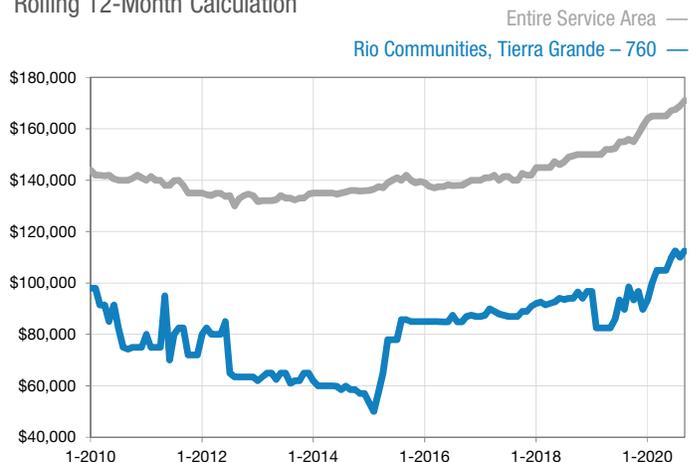
### Median Sales Price - Single-Family Detached

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.