

Local Market Update for February 2021

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	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	5	7	+ 40.0%	13	13	0.0%
Pending Sales	6	7	+ 16.7%	10	13	+ 30.0%
Closed Sales	3	5	+ 66.7%	7	10	+ 42.9%
Days on Market Until Sale	80	53	- 33.8%	76	32	- 57.9%
Median Sales Price*	\$180,000	\$205,000	+ 13.9%	\$150,700	\$159,500	+ 5.8%
Average Sales Price*	\$168,300	\$274,800	+ 63.3%	\$164,371	\$216,250	+ 31.6%
Percent of List Price Received*	97.5%	100.5%	+ 3.1%	98.0%	100.6%	+ 2.7%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	2.8	0.4	- 85.7%	--	--	--

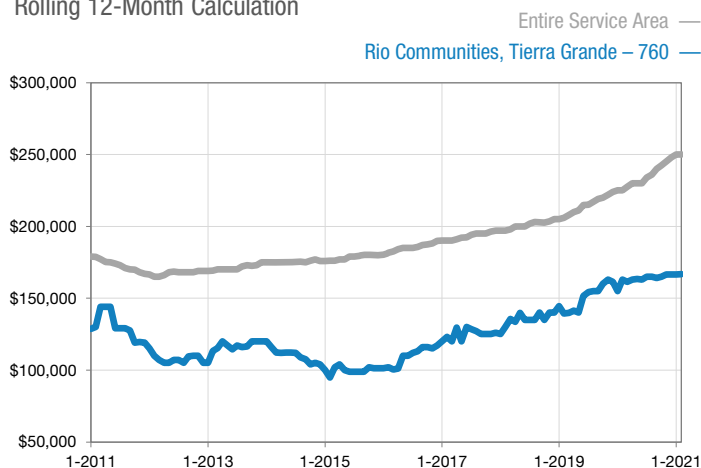
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	3	2	- 33.3%	7	3	- 57.1%
Pending Sales	1	1	0.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	6	--	--	4	--	--
Median Sales Price*	\$127,000	--	--	\$92,000	--	--
Average Sales Price*	\$127,000	--	--	\$92,000	--	--
Percent of List Price Received*	94.1%	--	--	79.8%	--	--
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--

* 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.

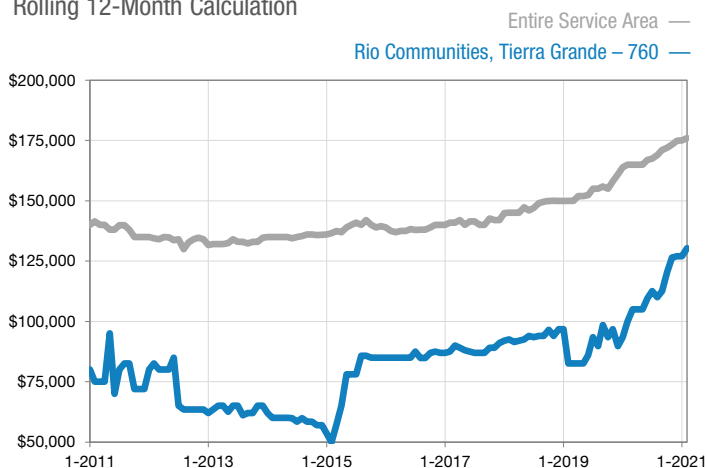
Median Sales Price - Single-Family Detached

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.