

Local Market Update for March 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	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	11	7	- 36.4%	24	20	- 16.7%
Pending Sales	8	7	- 12.5%	18	19	+ 5.6%
Closed Sales	4	7	+ 75.0%	11	17	+ 54.5%
Days on Market Until Sale	23	46	+ 100.0%	57	38	- 33.3%
Median Sales Price*	\$155,000	\$190,000	+ 22.6%	\$150,700	\$176,500	+ 17.1%
Average Sales Price*	\$168,625	\$204,214	+ 21.1%	\$165,918	\$211,294	+ 27.3%
Percent of List Price Received*	98.1%	95.7%	- 2.4%	98.1%	98.6%	+ 0.5%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	3.1	0.8	- 74.2%	--	--	--

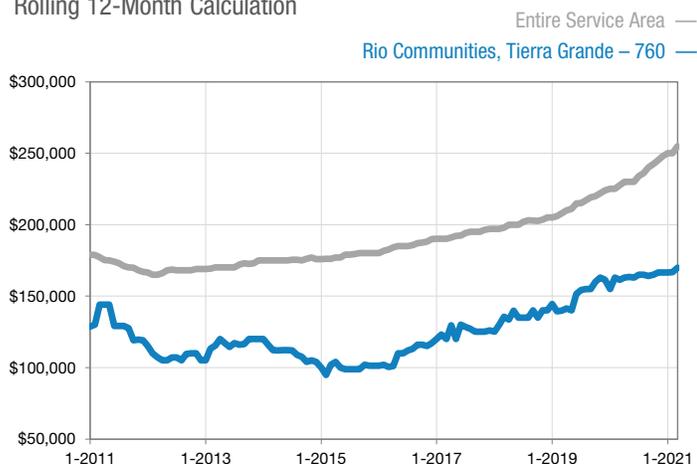
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2020	2021	Percent Change	Thru 3-2020	Thru 3-2021	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	8	6	- 25.0%
Pending Sales	1	3	+ 200.0%	5	4	- 20.0%
Closed Sales	2	1	- 50.0%	4	1	- 75.0%
Days on Market Until Sale	20	1	- 95.0%	12	1	- 91.7%
Median Sales Price*	\$102,500	\$155,000	+ 51.2%	\$102,500	\$155,000	+ 51.2%
Average Sales Price*	\$102,500	\$155,000	+ 51.2%	\$97,250	\$155,000	+ 59.4%
Percent of List Price Received*	94.7%	100.1%	+ 5.7%	87.3%	100.1%	+ 14.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

* 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.

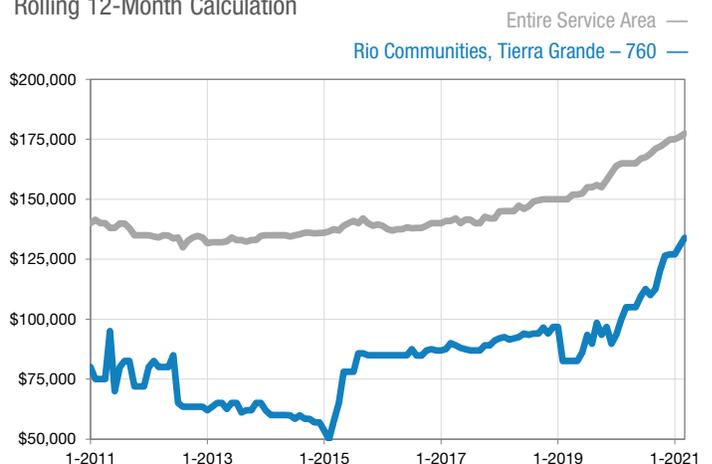
Median Sales Price - Single-Family Detached

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.