

Local Market Update for April 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	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	9	7	- 22.2%	33	27	- 18.2%
Pending Sales	7	8	+ 14.3%	25	25	0.0%
Closed Sales	10	8	- 20.0%	21	25	+ 19.0%
Days on Market Until Sale	38	18	- 52.6%	48	32	- 33.3%
Median Sales Price*	\$165,000	\$190,500	+ 15.5%	\$165,000	\$180,000	+ 9.1%
Average Sales Price*	\$177,424	\$183,563	+ 3.5%	\$171,397	\$202,420	+ 18.1%
Percent of List Price Received*	98.1%	99.4%	+ 1.3%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	2.8	0.9	- 67.9%	--	--	--

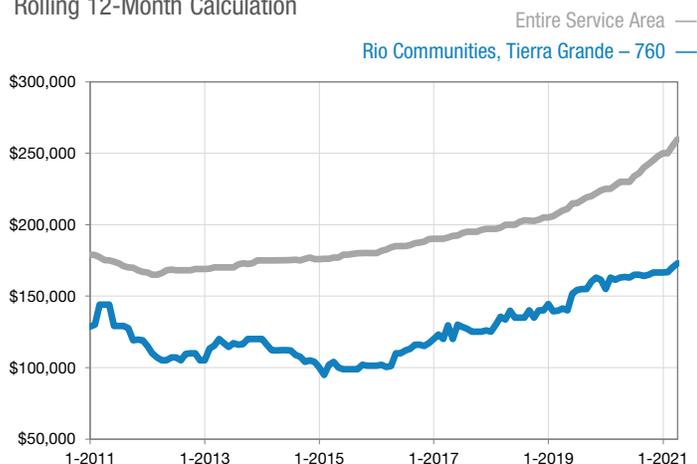
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
Key Metrics						
New Listings	0	3	--	8	9	+ 12.5%
Pending Sales	1	3	+ 200.0%	6	7	+ 16.7%
Closed Sales	1	3	+ 200.0%	5	4	- 20.0%
Days on Market Until Sale	16	2	- 87.5%	13	2	- 84.6%
Median Sales Price*	\$139,900	\$118,347	- 15.4%	\$105,000	\$136,674	+ 30.2%
Average Sales Price*	\$139,900	\$117,649	- 15.9%	\$105,780	\$126,987	+ 20.0%
Percent of List Price Received*	100.0%	104.6%	+ 4.6%	89.8%	103.5%	+ 15.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

* 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.

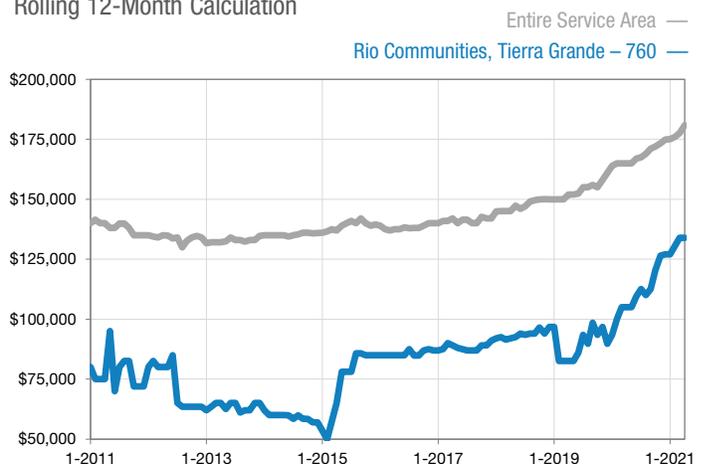
Median Sales Price - Single-Family Detached

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.