

Local Market Update for May 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	7	8	+ 14.3%	40	35	- 12.5%
Pending Sales	10	11	+ 10.0%	35	36	+ 2.9%
Closed Sales	7	7	0.0%	28	32	+ 14.3%
Days on Market Until Sale	71	24	- 66.2%	54	30	- 44.4%
Median Sales Price*	\$185,000	\$140,000	- 24.3%	\$165,000	\$171,000	+ 3.6%
Average Sales Price*	\$176,257	\$163,286	- 7.4%	\$172,612	\$193,859	+ 12.3%
Percent of List Price Received*	100.9%	100.5%	- 0.4%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	17	3	- 82.4%	--	--	--
Months Supply of Inventory	2.4	0.4	- 83.3%	--	--	--

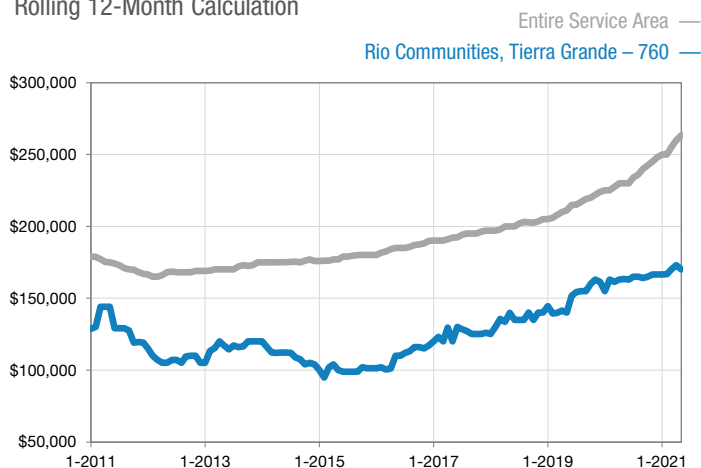
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	2	3	+ 50.0%	10	12	+ 20.0%
Pending Sales	0	2	--	6	9	+ 50.0%
Closed Sales	0	1	--	5	5	0.0%
Days on Market Until Sale	--	2	--	13	2	- 84.6%
Median Sales Price*	--	\$110,000	--	\$105,000	\$118,347	+ 12.7%
Average Sales Price*	--	\$110,000	--	\$105,780	\$123,589	+ 16.8%
Percent of List Price Received*	--	95.7%	--	89.8%	101.9%	+ 13.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

* 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.

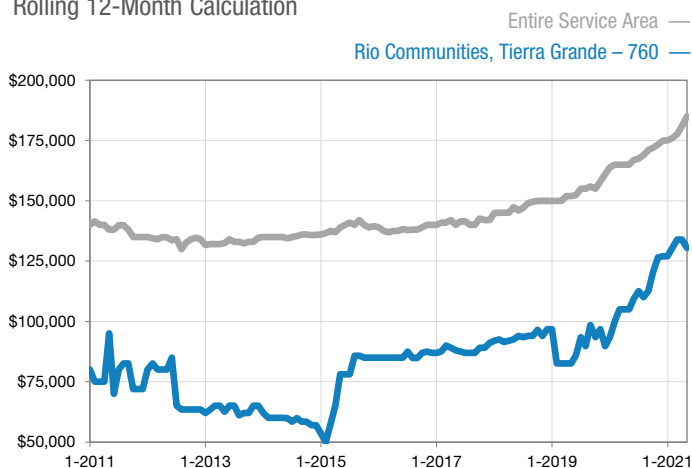
Median Sales Price - Single-Family Detached

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.