

# Local Market Update for June 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	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
<b>Key Metrics</b>						
New Listings	8	8	0.0%	48	43	- 10.4%
Pending Sales	10	8	- 20.0%	45	43	- 4.4%
Closed Sales	6	7	+ 16.7%	34	39	+ 14.7%
Days on Market Until Sale	29	4	- 86.2%	49	25	- 49.0%
Median Sales Price*	\$144,850	<b>\$219,500</b>	+ 51.5%	\$161,500	<b>\$176,500</b>	+ 9.3%
Average Sales Price*	\$179,100	<b>\$232,810</b>	+ 30.0%	\$173,757	<b>\$200,850</b>	+ 15.6%
Percent of List Price Received*	99.4%	<b>103.9%</b>	+ 4.5%	98.9%	<b>100.1%</b>	+ 1.2%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	2.0	<b>0.6</b>	- 70.0%	--	--	--

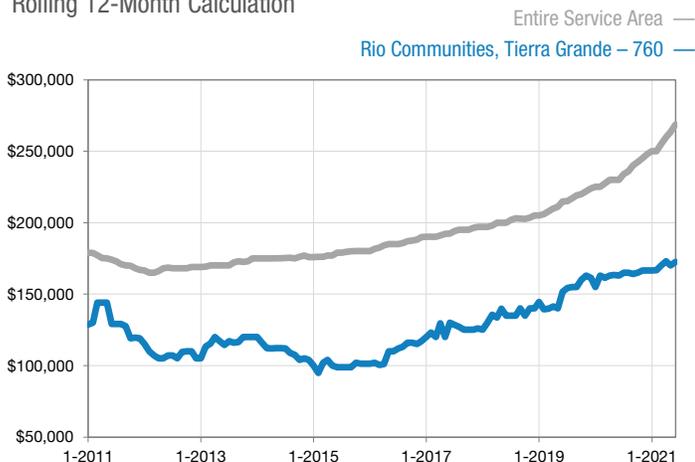
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2020	2021	Percent Change	Thru 6-2020	Thru 6-2021	Percent Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	12	14	+ 16.7%
Pending Sales	1	4	+ 300.0%	7	13	+ 85.7%
Closed Sales	1	3	+ 200.0%	6	8	+ 33.3%
Days on Market Until Sale	26	18	- 30.8%	15	8	- 46.7%
Median Sales Price*	\$127,000	<b>\$147,500</b>	+ 16.1%	\$116,000	<b>\$132,924</b>	+ 14.6%
Average Sales Price*	\$127,000	<b>\$140,167</b>	+ 10.4%	\$109,317	<b>\$129,806</b>	+ 18.7%
Percent of List Price Received*	95.8%	<b>102.6%</b>	+ 7.1%	90.8%	<b>102.2%</b>	+ 12.6%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.9	--	--	--	--	--

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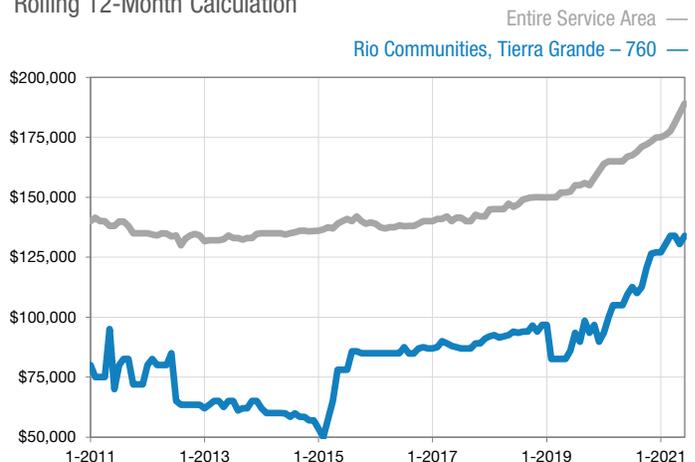
### Median Sales Price - Single-Family Detached

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.