

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 | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 6-2020 | Thru 6-2021 | Percent Change |
| 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 | \$219,500 | + 51.5% | \$161,500 | \$176,500 | + 9.3% |
| Average Sales Price* | \$179,100 | \$232,810 | + 30.0% | \$173,757 | \$200,850 | + 15.6% |
| Percent of List Price Received* | 99.4% | 103.9% | + 4.5% | 98.9% | 100.1% | + 1.2% |
| Inventory of Homes for Sale | 15 | 4 | - 73.3% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 0.6 | - 70.0% | -- | -- | -- |

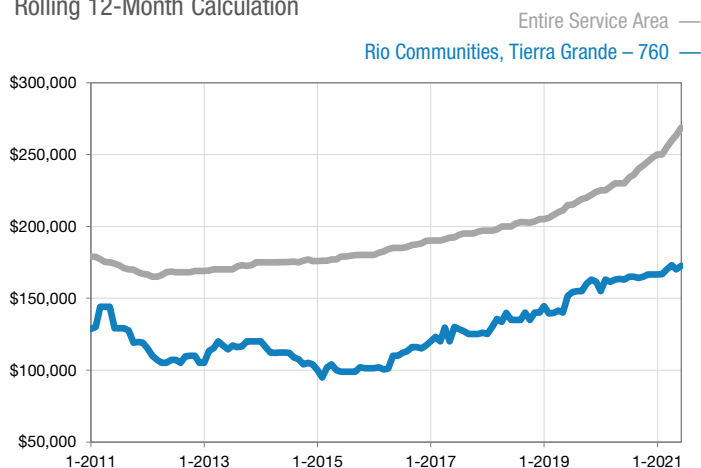
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2020 | 2021 | Percent Change | Thru 6-2020 | Thru 6-2021 | Percent Change |
| 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 | \$147,500 | + 16.1% | \$116,000 | \$132,924 | + 14.6% |
| Average Sales Price* | \$127,000 | \$140,167 | + 10.4% | \$109,317 | \$129,806 | + 18.7% |
| Percent of List Price Received* | 95.8% | 102.6% | + 7.1% | 90.8% | 102.2% | + 12.6% |
| Inventory of Homes for Sale | 4 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | -- | -- | -- | -- | -- |

* 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.

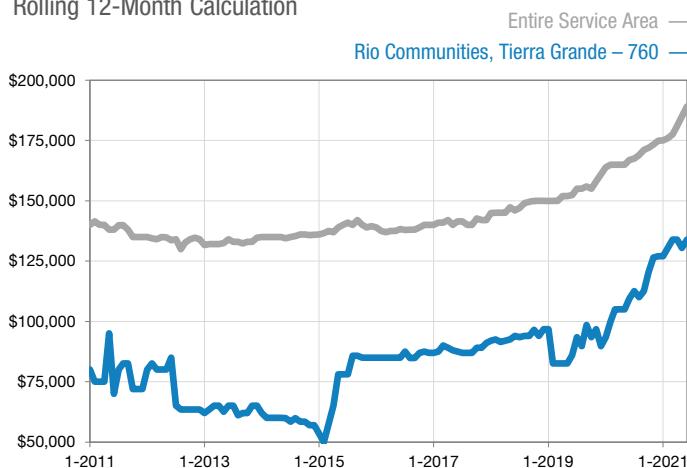
Median Sales Price - Single-Family Detached

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.