

Local Market Update for July 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	8	15	+ 87.5%	56	59	+ 5.4%
Pending Sales	7	13	+ 85.7%	52	53	+ 1.9%
Closed Sales	9	9	0.0%	43	48	+ 11.6%
Days on Market Until Sale	93	47	- 49.5%	58	29	- 50.0%
Median Sales Price*	\$166,500	\$227,800	+ 36.8%	\$165,000	\$193,000	+ 17.0%
Average Sales Price*	\$179,200	\$272,810	+ 52.2%	\$174,896	\$214,343	+ 22.6%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.1%	100.0%	+ 0.9%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

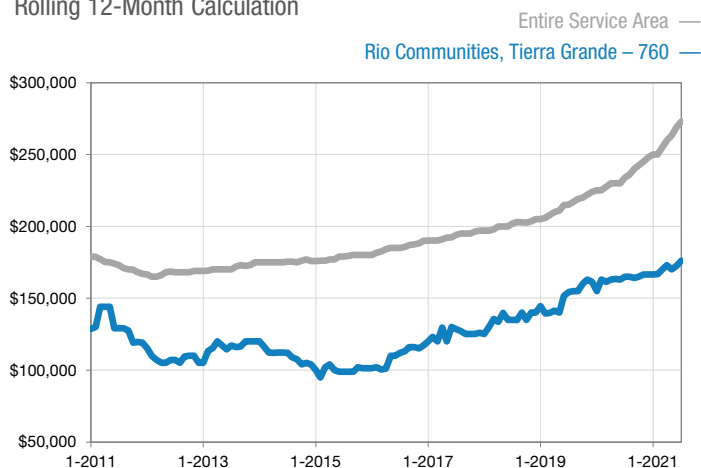
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	3	3	0.0%	15	17	+ 13.3%
Pending Sales	3	2	- 33.3%	10	15	+ 50.0%
Closed Sales	1	2	+ 100.0%	7	10	+ 42.9%
Days on Market Until Sale	119	48	- 59.7%	30	16	- 46.7%
Median Sales Price*	\$115,000	\$124,500	+ 8.3%	\$115,000	\$132,924	+ 15.6%
Average Sales Price*	\$115,000	\$124,500	+ 8.3%	\$110,129	\$128,745	+ 16.9%
Percent of List Price Received*	95.8%	96.1%	+ 0.3%	91.5%	101.0%	+ 10.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--

* 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.

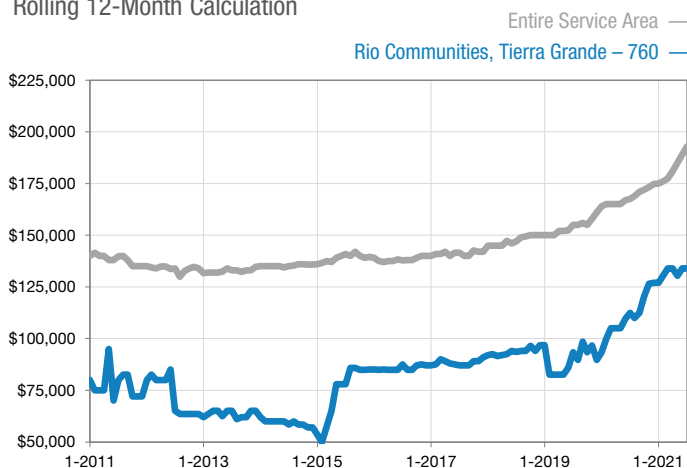
Median Sales Price - Single-Family Detached

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.