

Local Market Update for August 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	10	11	+ 10.0%	66	70	+ 6.1%
Pending Sales	13	11	- 15.4%	65	64	- 1.5%
Closed Sales	14	13	- 7.1%	57	61	+ 7.0%
Days on Market Until Sale	67	12	- 82.1%	61	26	- 57.4%
Median Sales Price*	\$165,500	\$190,000	+ 14.8%	\$165,000	\$190,000	+ 15.2%
Average Sales Price*	\$171,964	\$196,877	+ 14.5%	\$174,176	\$210,621	+ 20.9%
Percent of List Price Received*	98.4%	100.7%	+ 2.3%	98.9%	100.1%	+ 1.2%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

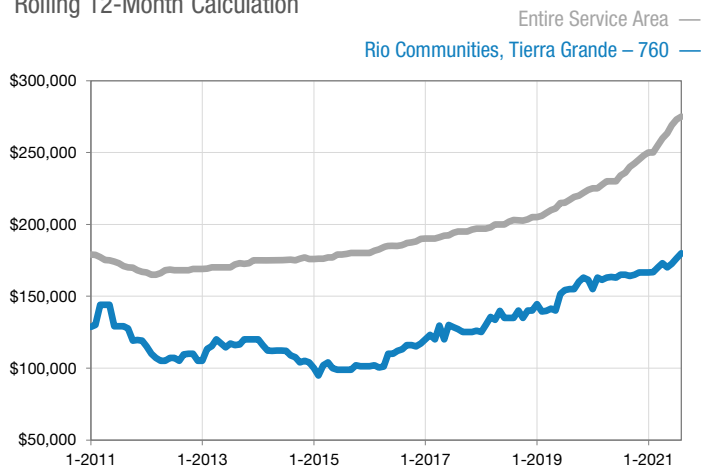
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	1	4	+ 300.0%	16	21	+ 31.3%
Pending Sales	1	2	+ 100.0%	11	16	+ 45.5%
Closed Sales	1	5	+ 400.0%	8	15	+ 87.5%
Days on Market Until Sale	2	9	+ 350.0%	26	14	- 46.2%
Median Sales Price*	\$110,000	\$157,000	+ 42.7%	\$112,500	\$150,000	+ 33.3%
Average Sales Price*	\$110,000	\$149,600	+ 36.0%	\$110,113	\$135,696	+ 23.2%
Percent of List Price Received*	100.0%	101.7%	+ 1.7%	92.6%	101.2%	+ 9.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

* 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.

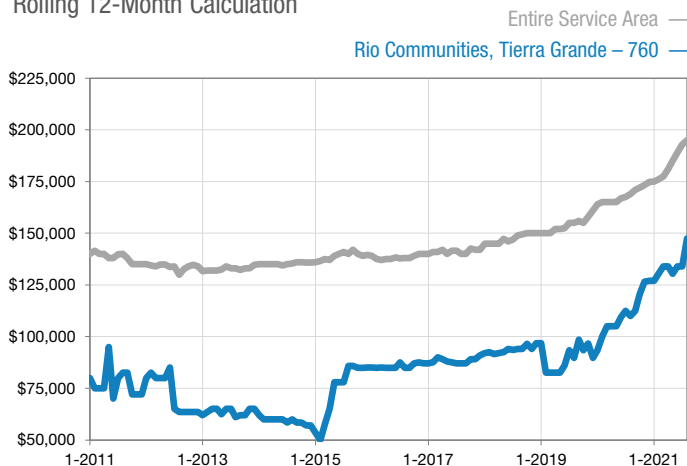
Median Sales Price - Single-Family Detached

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.