

Local Market Update for September 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	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	8	13	+ 62.5%	74	83	+ 12.2%
Pending Sales	3	12	+ 300.0%	68	74	+ 8.8%
Closed Sales	8	9	+ 12.5%	65	70	+ 7.7%
Days on Market Until Sale	12	7	- 41.7%	55	23	- 58.2%
Median Sales Price*	\$150,250	\$211,000	+ 40.4%	\$165,000	\$193,000	+ 17.0%
Average Sales Price*	\$156,438	\$226,056	+ 44.5%	\$171,993	\$212,605	+ 23.6%
Percent of List Price Received*	99.0%	100.3%	+ 1.3%	98.9%	100.1%	+ 1.2%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

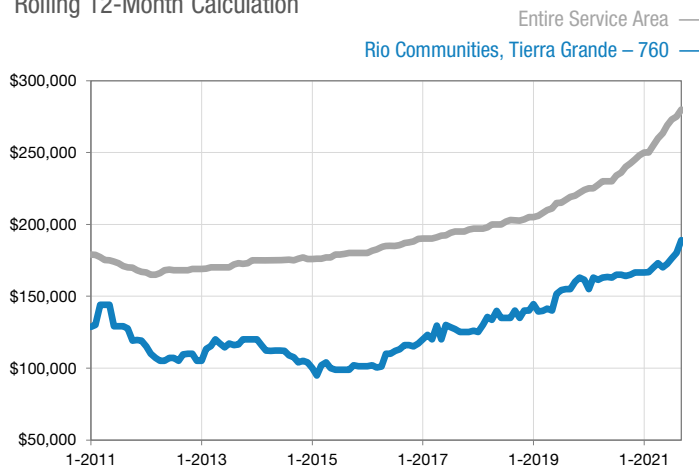
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	2	1	- 50.0%	18	22	+ 22.2%
Pending Sales	2	4	+ 100.0%	13	19	+ 46.2%
Closed Sales	2	0	- 100.0%	10	15	+ 50.0%
Days on Market Until Sale	37	--	--	28	14	- 50.0%
Median Sales Price*	\$161,500	--	--	\$121,000	\$150,000	+ 24.0%
Average Sales Price*	\$161,500	--	--	\$120,390	\$135,696	+ 12.7%
Percent of List Price Received*	95.2%	--	--	93.1%	101.2%	+ 8.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--

* 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.

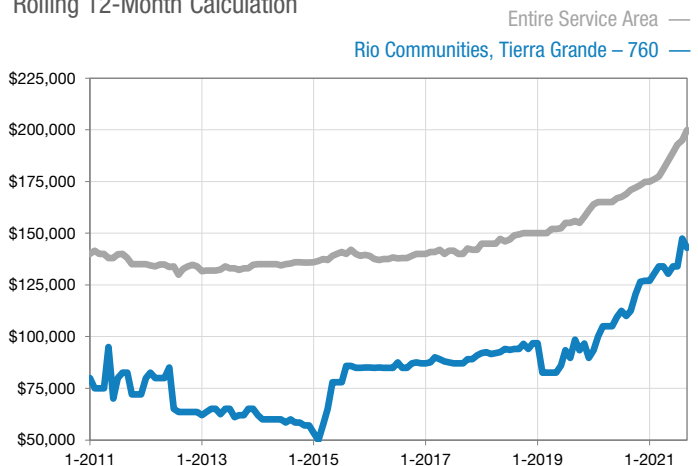
Median Sales Price - Single-Family Detached

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.