

Local Market Update for October 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	6	8	+ 33.3%	80	91	+ 13.8%
Pending Sales	9	8	- 11.1%	77	81	+ 5.2%
Closed Sales	5	8	+ 60.0%	70	78	+ 11.4%
Days on Market Until Sale	42	25	- 40.5%	54	23	- 57.4%
Median Sales Price*	\$176,000	\$237,500	+ 34.9%	\$165,500	\$202,500	+ 22.4%
Average Sales Price*	\$210,400	\$244,875	+ 16.4%	\$174,736	\$215,915	+ 23.6%
Percent of List Price Received*	99.2%	102.2%	+ 3.0%	98.9%	100.4%	+ 1.5%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--

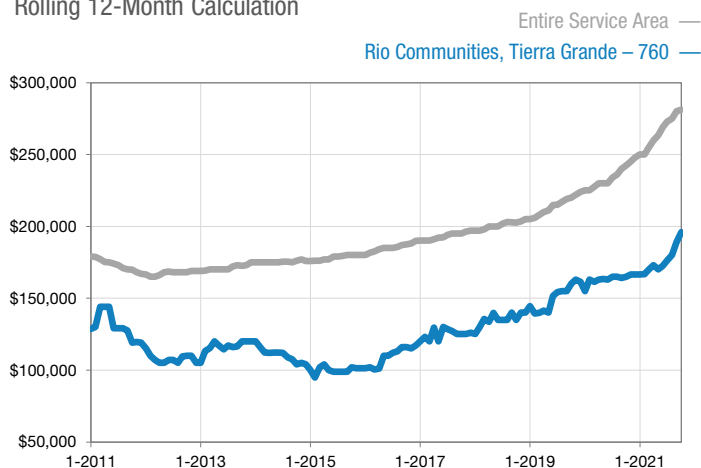
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	1	3	+ 200.0%	19	25	+ 31.6%
Pending Sales	1	1	0.0%	14	20	+ 42.9%
Closed Sales	2	2	0.0%	12	17	+ 41.7%
Days on Market Until Sale	29	10	- 65.5%	28	13	- 53.6%
Median Sales Price*	\$130,000	\$168,000	+ 29.2%	\$126,500	\$150,000	+ 18.6%
Average Sales Price*	\$130,000	\$168,000	+ 29.2%	\$121,992	\$139,497	+ 14.3%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	94.2%	101.0%	+ 7.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.9	1.9	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.

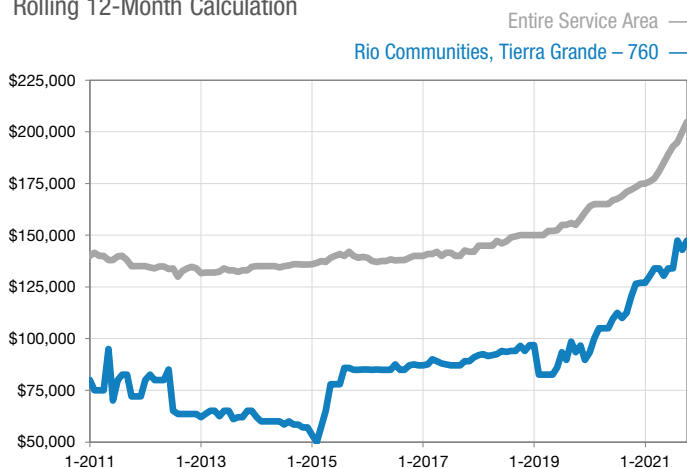
Median Sales Price - Single-Family Detached

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.