

Local Market Update for December 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	4	5	+ 25.0%	91	100	+ 9.9%
Pending Sales	6	6	0.0%	89	93	+ 4.5%
Closed Sales	8	5	- 37.5%	85	89	+ 4.7%
Days on Market Until Sale	12	11	- 8.3%	47	22	- 53.2%
Median Sales Price*	\$175,500	\$225,000	+ 28.2%	\$166,500	\$205,000	+ 23.1%
Average Sales Price*	\$180,563	\$270,967	+ 50.1%	\$178,683	\$220,005	+ 23.1%
Percent of List Price Received*	97.2%	100.5%	+ 3.4%	98.7%	100.4%	+ 1.7%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

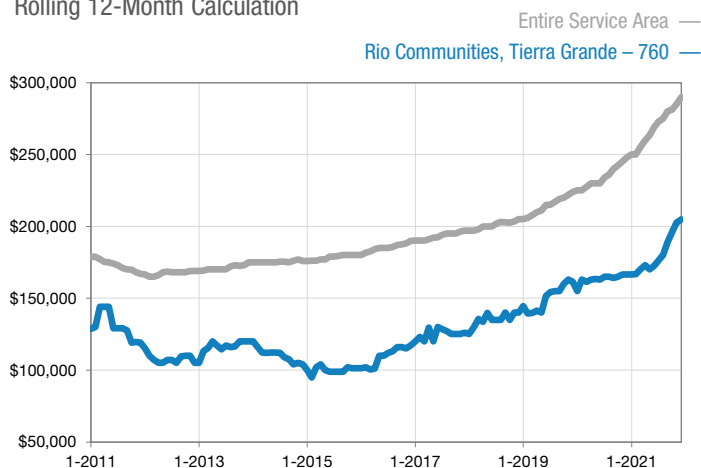
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	0	1	--	20	28	+ 40.0%
Pending Sales	1	3	+ 200.0%	15	25	+ 66.7%
Closed Sales	0	1	--	14	21	+ 50.0%
Days on Market Until Sale	--	59	--	25	14	- 44.0%
Median Sales Price*	--	\$185,000	--	\$127,000	\$155,000	+ 22.0%
Average Sales Price*	--	\$185,000	--	\$124,343	\$143,259	+ 15.2%
Percent of List Price Received*	--	108.8%	--	95.2%	101.3%	+ 6.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

* 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.

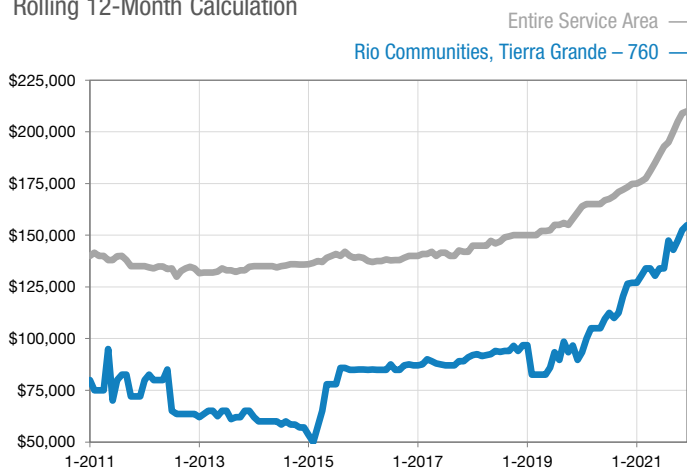
Median Sales Price - Single-Family Detached

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.