

Local Market Update for January 2022

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	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	6	9	+ 50.0%	6	9	+ 50.0%
Pending Sales	6	9	+ 50.0%	6	9	+ 50.0%
Closed Sales	5	7	+ 40.0%	5	7	+ 40.0%
Days on Market Until Sale	12	29	+ 141.7%	12	29	+ 141.7%
Median Sales Price*	\$140,000	\$193,000	+ 37.9%	\$140,000	\$193,000	+ 37.9%
Average Sales Price*	\$157,700	\$194,829	+ 23.5%	\$157,700	\$194,829	+ 23.5%
Percent of List Price Received*	100.8%	97.7%	- 3.1%	100.8%	97.7%	- 3.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

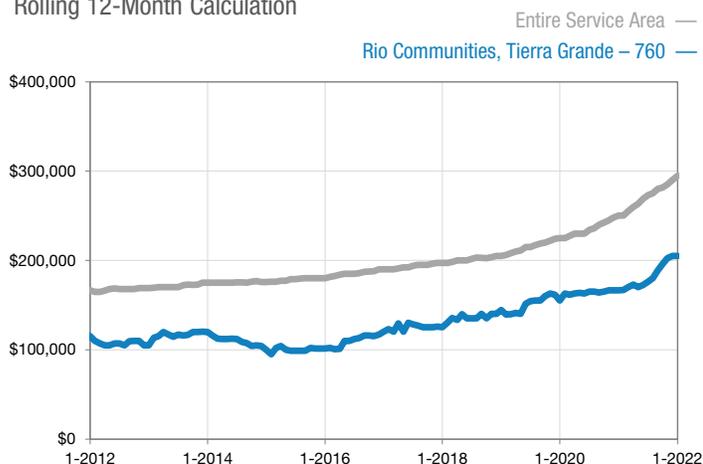
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	1	3	+ 200.0%
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	0	5	--	0	5	--
Days on Market Until Sale	--	10	--	--	10	--
Median Sales Price*	--	\$134,700	--	--	\$134,700	--
Average Sales Price*	--	\$124,540	--	--	\$124,540	--
Percent of List Price Received*	--	97.6%	--	--	97.6%	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	0.8	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.

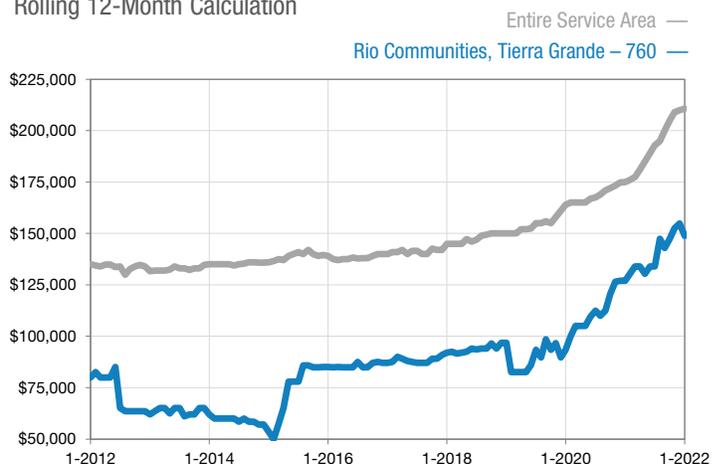
Median Sales Price - Single-Family Detached

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.