

# 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		
Key Metrics	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
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	<b>\$193,000</b>	+ 37.9%	\$140,000	<b>\$193,000</b>	+ 37.9%
Average Sales Price*	\$157,700	<b>\$194,829</b>	+ 23.5%	\$157,700	<b>\$194,829</b>	+ 23.5%
Percent of List Price Received*	100.8%	<b>97.7%</b>	- 3.1%	100.8%	<b>97.7%</b>	- 3.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.1	<b>0.6</b>	- 45.5%	--	--	--

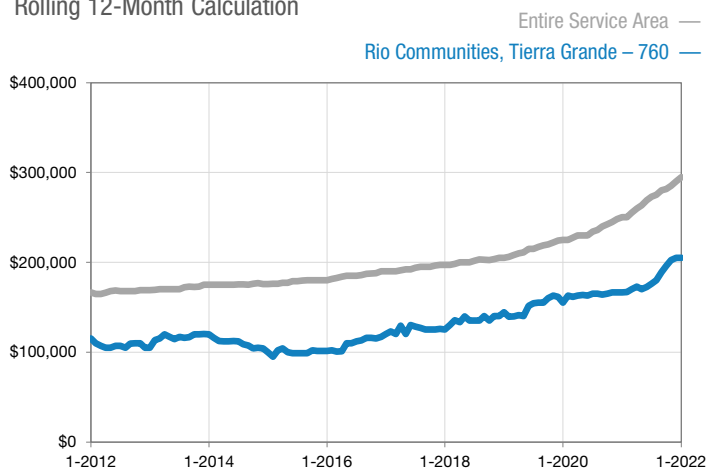
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
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*	--	<b>\$134,700</b>	--	--	<b>\$134,700</b>	--
Average Sales Price*	--	<b>\$124,540</b>	--	--	<b>\$124,540</b>	--
Percent of List Price Received*	--	<b>97.6%</b>	--	--	<b>97.6%</b>	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.8</b>	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.

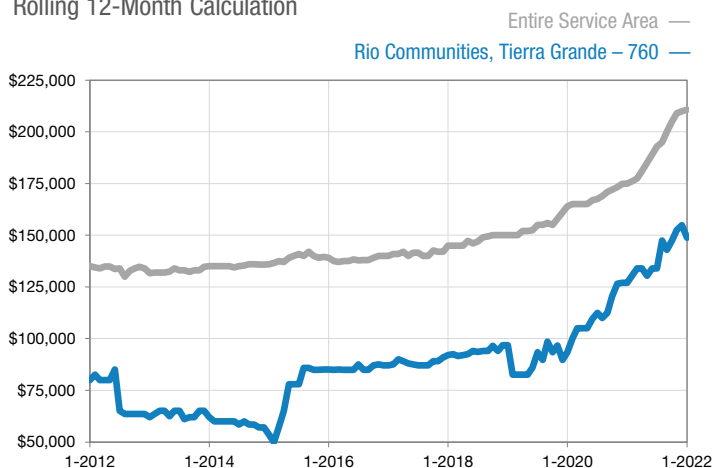
### Median Sales Price - Single-Family Detached

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.