

Local Market Update for February 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	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	7	5	- 28.6%	13	14	+ 7.7%
Pending Sales	5	7	+ 40.0%	11	15	+ 36.4%
Closed Sales	5	8	+ 60.0%	10	15	+ 50.0%
Days on Market Until Sale	53	15	- 71.7%	32	22	- 31.3%
Median Sales Price*	\$205,000	\$249,000	+ 21.5%	\$159,500	\$239,900	+ 50.4%
Average Sales Price*	\$274,800	\$264,125	- 3.9%	\$216,250	\$231,787	+ 7.2%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	100.6%	98.6%	- 2.0%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

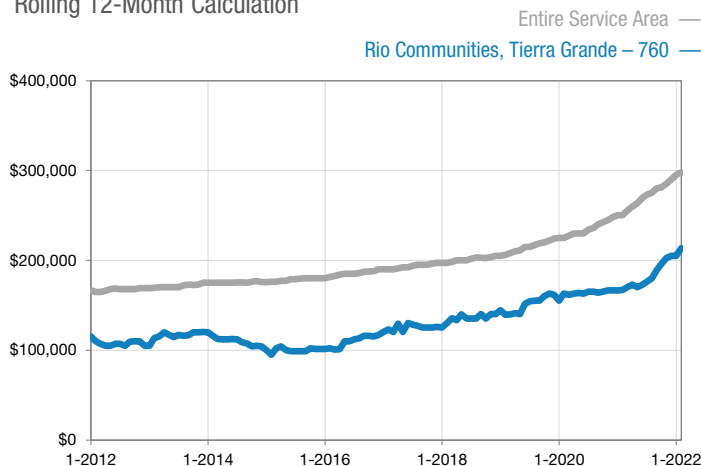
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 2-2021	Thru 2-2022	Percent Change
New Listings	2	0	- 100.0%	3	3	0.0%
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	0	0.0%	0	5	--
Days on Market Until Sale	--	--	--	--	10	--
Median Sales Price*	--	--	--	--	\$134,700	--
Average Sales Price*	--	--	--	--	\$124,540	--
Percent of List Price Received*	--	--	--	--	97.6%	--
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.5	- 78.3%	--	--	--

* 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.

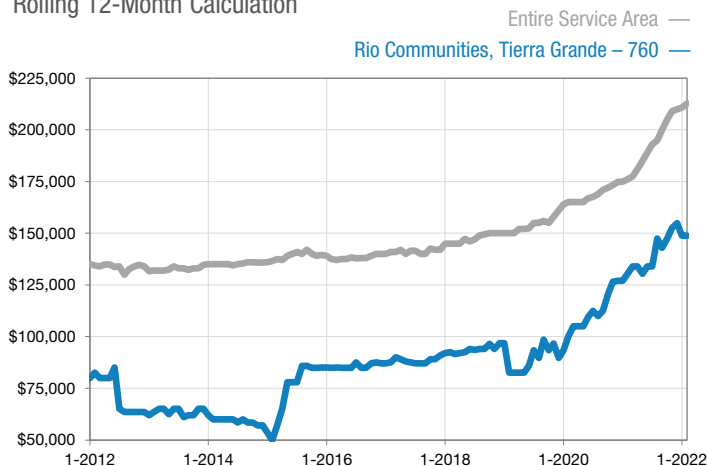
Median Sales Price - Single-Family Detached

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.