

# Local Market Update for March 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	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	7	8	+ 14.3%	20	22	+ 10.0%
Pending Sales	6	5	- 16.7%	17	20	+ 17.6%
Closed Sales	7	7	0.0%	17	22	+ 29.4%
Days on Market Until Sale	46	7	- 84.8%	38	17	- 55.3%
Median Sales Price*	\$190,000	<b>\$230,500</b>	+ 21.3%	\$176,500	<b>\$235,200</b>	+ 33.3%
Average Sales Price*	\$204,214	<b>\$212,643</b>	+ 4.1%	\$211,294	<b>\$225,695</b>	+ 6.8%
Percent of List Price Received*	95.7%	<b>108.6%</b>	+ 13.5%	98.6%	<b>101.8%</b>	+ 3.2%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

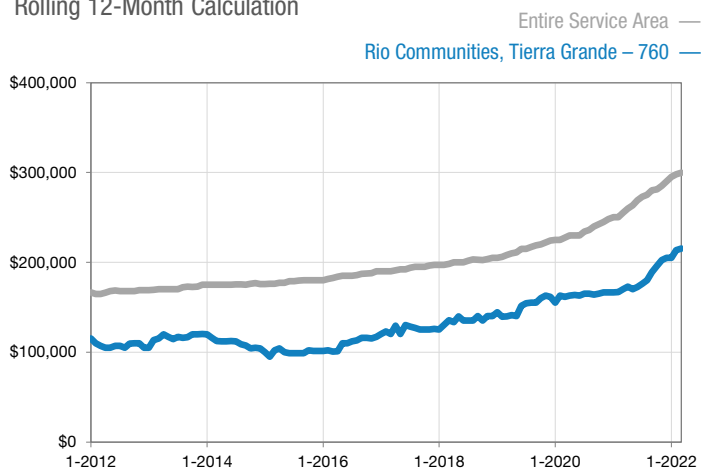
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	3	0	- 100.0%	6	3	- 50.0%
Pending Sales	3	1	- 66.7%	4	4	0.0%
Closed Sales	1	2	+ 100.0%	1	7	+ 600.0%
Days on Market Until Sale	1	8	+ 700.0%	1	9	+ 800.0%
Median Sales Price*	\$155,000	<b>\$145,000</b>	- 6.5%	\$155,000	<b>\$138,000</b>	- 11.0%
Average Sales Price*	\$155,000	<b>\$145,000</b>	- 6.5%	\$155,000	<b>\$130,386</b>	- 15.9%
Percent of List Price Received*	100.1%	<b>100.5%</b>	+ 0.4%	100.1%	<b>98.5%</b>	- 1.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	--	--	--	--	--

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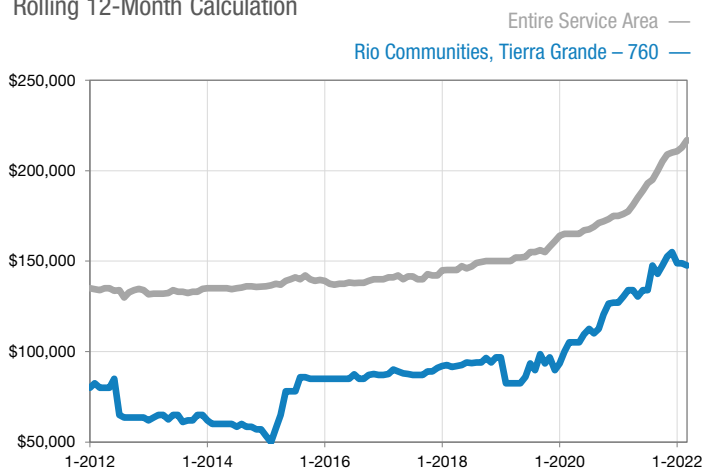
### Median Sales Price - Single-Family Detached

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.