

# Local Market Update for April 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	7	13	+ 85.7%	27	35	+ 29.6%
Pending Sales	8	14	+ 75.0%	25	34	+ 36.0%
Closed Sales	8	9	+ 12.5%	25	31	+ 24.0%
Days on Market Until Sale	18	10	- 44.4%	32	15	- 53.1%
Median Sales Price*	\$190,500	\$230,000	+ 20.7%	\$180,000	\$230,000	+ 27.8%
Average Sales Price*	\$183,563	\$224,456	+ 22.3%	\$202,420	\$225,335	+ 11.3%
Percent of List Price Received*	99.4%	102.7%	+ 3.3%	98.9%	102.1%	+ 3.2%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

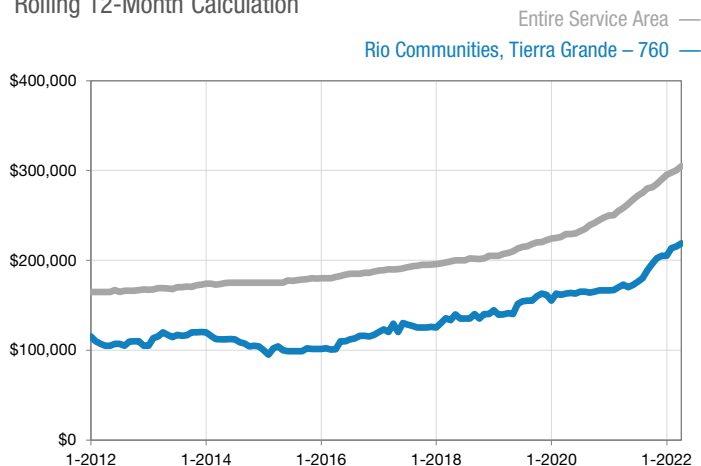
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	3	6	+ 100.0%	9	9	0.0%
Pending Sales	3	6	+ 100.0%	7	10	+ 42.9%
Closed Sales	3	1	- 66.7%	4	8	+ 100.0%
Days on Market Until Sale	2	9	+ 350.0%	2	9	+ 350.0%
Median Sales Price*	\$118,347	\$269,000	+ 127.3%	\$136,674	\$139,000	+ 1.7%
Average Sales Price*	\$117,649	\$269,000	+ 128.6%	\$126,987	\$147,713	+ 16.3%
Percent of List Price Received*	104.6%	93.1%	- 11.0%	103.5%	97.8%	- 5.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

\* 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.

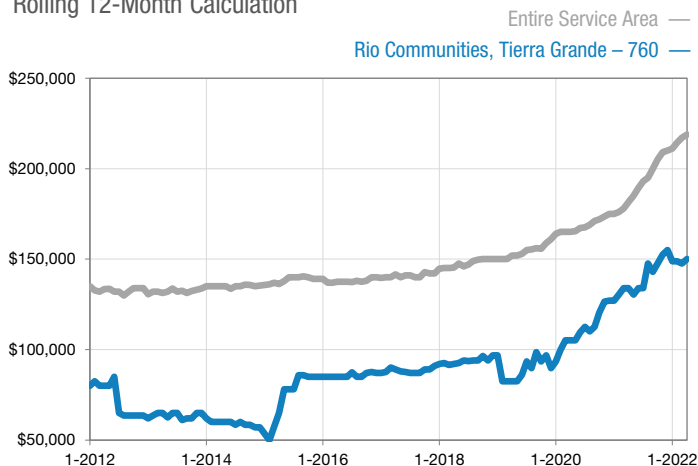
### Median Sales Price - Single-Family Detached

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.