

# Local Market Update for June 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	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	9	8	- 11.1%	44	51	+ 15.9%
Pending Sales	5	6	+ 20.0%	40	42	+ 5.0%
Closed Sales	7	7	0.0%	39	46	+ 17.9%
Days on Market Until Sale	4	18	+ 350.0%	25	14	- 44.0%
Median Sales Price*	\$219,500	<b>\$244,000</b>	+ 11.2%	\$176,500	<b>\$230,250</b>	+ 30.5%
Average Sales Price*	\$232,810	<b>\$226,000</b>	- 2.9%	\$200,850	<b>\$226,150</b>	+ 12.6%
Percent of List Price Received*	103.9%	<b>99.1%</b>	- 4.6%	100.1%	<b>101.9%</b>	+ 1.8%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

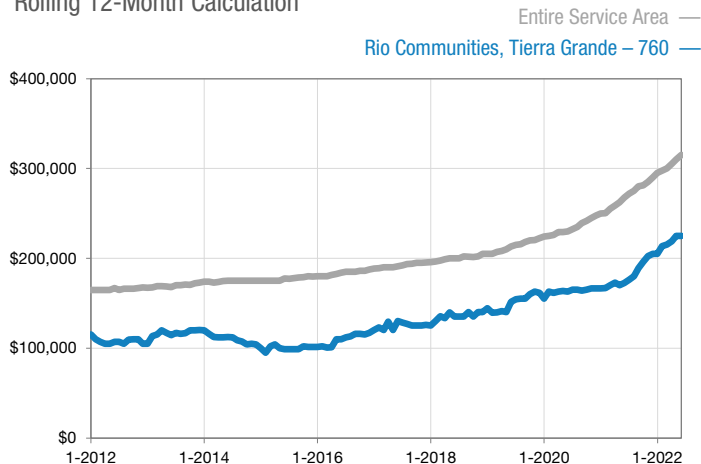
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	2	3	+ 50.0%	14	16	+ 14.3%
Pending Sales	3	3	0.0%	12	15	+ 25.0%
Closed Sales	3	6	+ 100.0%	8	16	+ 100.0%
Days on Market Until Sale	18	10	- 44.4%	8	9	+ 12.5%
Median Sales Price*	\$147,500	<b>\$185,500</b>	+ 25.8%	\$132,924	<b>\$155,000</b>	+ 16.6%
Average Sales Price*	\$140,167	<b>\$180,000</b>	+ 28.4%	\$129,806	<b>\$163,231</b>	+ 25.7%
Percent of List Price Received*	102.6%	<b>101.9%</b>	- 0.7%	102.2%	<b>100.0%</b>	- 2.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

\* 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.

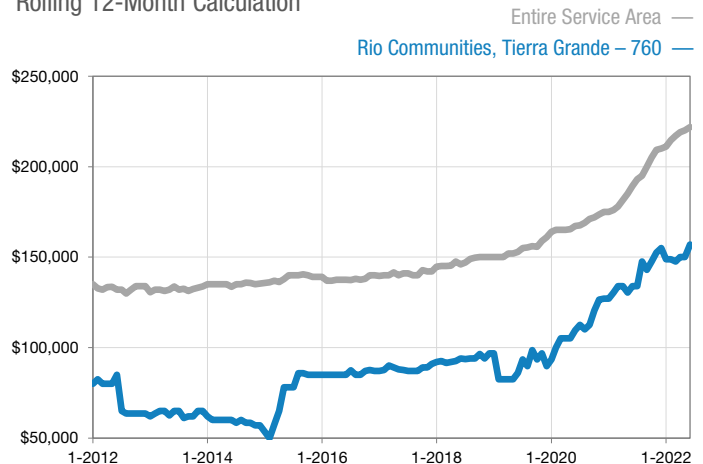
### Median Sales Price - Single-Family Detached

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.