

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		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
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	\$244,000	+ 11.2%	\$176,500	\$230,250	+ 30.5%
Average Sales Price*	\$232,810	\$226,000	- 2.9%	\$200,850	\$226,150	+ 12.6%
Percent of List Price Received*	103.9%	99.1%	- 4.6%	100.1%	101.9%	+ 1.8%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

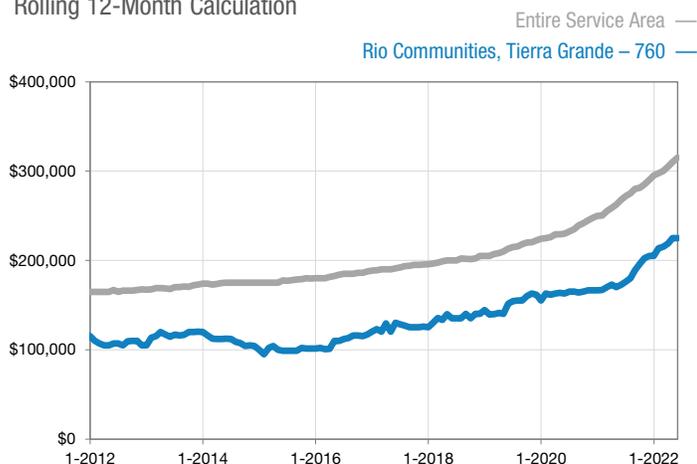
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
Key Metrics						
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	\$185,500	+ 25.8%	\$132,924	\$155,000	+ 16.6%
Average Sales Price*	\$140,167	\$180,000	+ 28.4%	\$129,806	\$163,231	+ 25.7%
Percent of List Price Received*	102.6%	101.9%	- 0.7%	102.2%	100.0%	- 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.

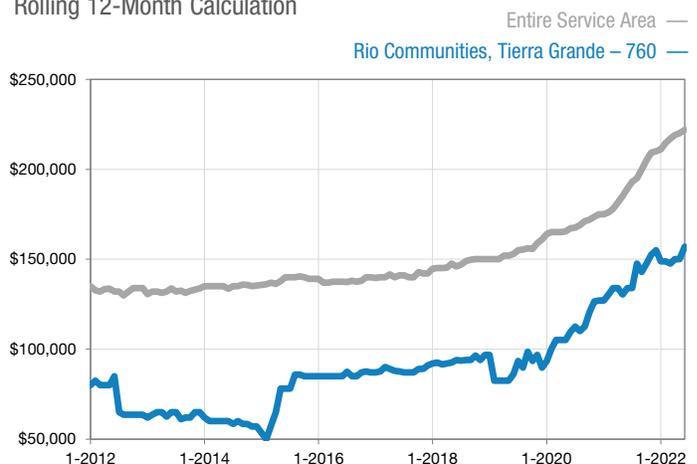
Median Sales Price - Single-Family Detached

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.