

Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	15	12	- 20.0%	59	62	+ 5.1%
Pending Sales	13	10	- 23.1%	53	49	- 7.5%
Closed Sales	9	4	- 55.6%	48	50	+ 4.2%
Days on Market Until Sale	47	5	- 89.4%	29	14	- 51.7%
Median Sales Price*	\$227,800	\$251,250	+ 10.3%	\$193,000	\$231,500	+ 19.9%
Average Sales Price*	\$272,810	\$252,625	- 7.4%	\$214,343	\$228,268	+ 6.5%
Percent of List Price Received*	99.6%	102.9%	+ 3.3%	100.0%	102.0%	+ 2.0%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

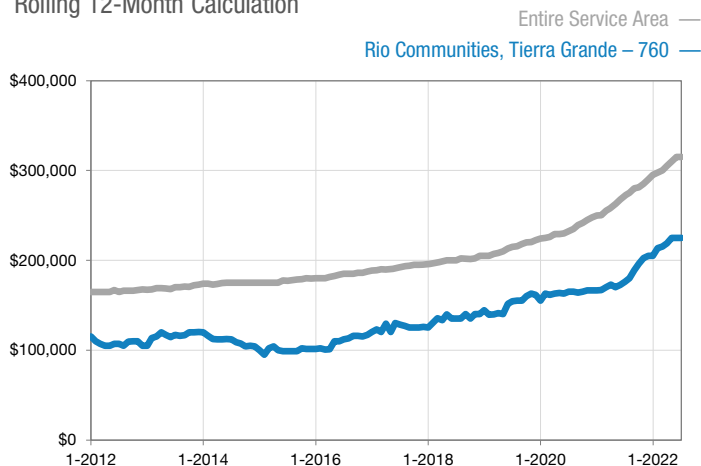
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	3	2	- 33.3%	17	18	+ 5.9%
Pending Sales	2	1	- 50.0%	14	16	+ 14.3%
Closed Sales	2	2	0.0%	10	18	+ 80.0%
Days on Market Until Sale	48	11	- 77.1%	16	9	- 43.8%
Median Sales Price*	\$124,500	\$172,450	+ 38.5%	\$132,924	\$155,000	+ 16.6%
Average Sales Price*	\$124,500	\$172,450	+ 38.5%	\$128,745	\$164,256	+ 27.6%
Percent of List Price Received*	96.1%	104.2%	+ 8.4%	101.0%	100.5%	- 0.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

* 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.

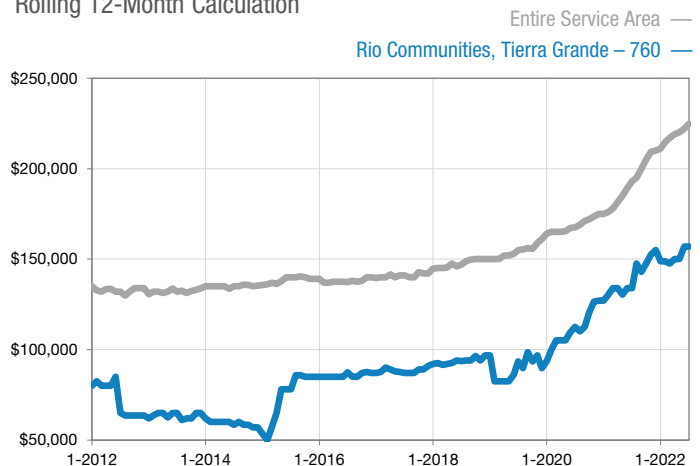
Median Sales Price - Single-Family Detached

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.