

Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	11	13	+ 18.2%	70	75	+ 7.1%
Pending Sales	9	10	+ 11.1%	62	55	- 11.3%
Closed Sales	13	4	- 69.2%	61	54	- 11.5%
Days on Market Until Sale	12	16	+ 33.3%	26	14	- 46.2%
Median Sales Price*	\$190,000	\$230,000	+ 21.1%	\$190,000	\$231,500	+ 21.8%
Average Sales Price*	\$196,877	\$235,725	+ 19.7%	\$210,621	\$228,820	+ 8.6%
Percent of List Price Received*	100.7%	98.9%	- 1.8%	100.1%	101.7%	+ 1.6%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

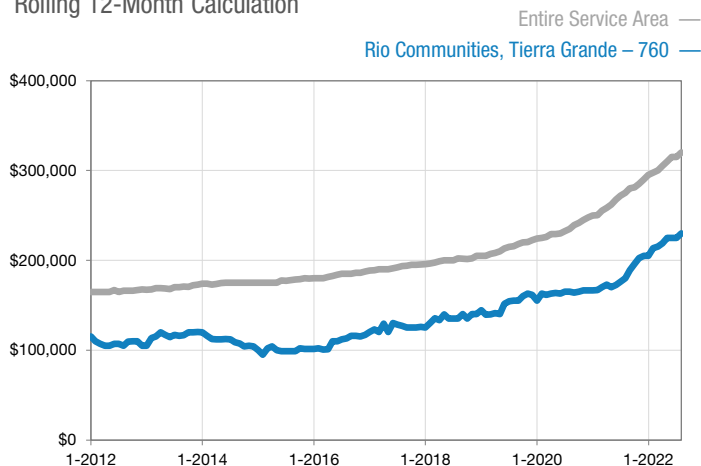
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	4	3	- 25.0%	21	21	0.0%
Pending Sales	1	2	+ 100.0%	15	18	+ 20.0%
Closed Sales	5	2	- 60.0%	15	20	+ 33.3%
Days on Market Until Sale	9	2	- 77.8%	14	8	- 42.9%
Median Sales Price*	\$157,000	\$147,750	- 5.9%	\$150,000	\$151,750	+ 1.2%
Average Sales Price*	\$149,600	\$147,750	- 1.2%	\$135,696	\$162,605	+ 19.8%
Percent of List Price Received*	101.7%	102.6%	+ 0.9%	101.2%	100.7%	- 0.5%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--

* 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.

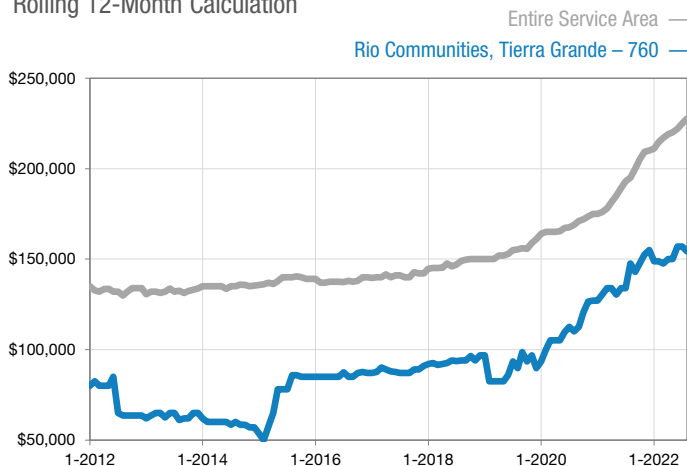
Median Sales Price - Single-Family Detached

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.