

Local Market Update for September 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	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	13	7	- 46.2%	83	82	- 1.2%
Pending Sales	10	10	0.0%	72	64	- 11.1%
Closed Sales	9	9	0.0%	70	63	- 10.0%
Days on Market Until Sale	7	16	+ 128.6%	23	14	- 39.1%
Median Sales Price*	\$211,000	\$197,000	- 6.6%	\$193,000	\$230,000	+ 19.2%
Average Sales Price*	\$226,056	\$187,028	- 17.3%	\$212,605	\$222,850	+ 4.8%
Percent of List Price Received*	100.3%	97.3%	- 3.0%	100.1%	101.1%	+ 1.0%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

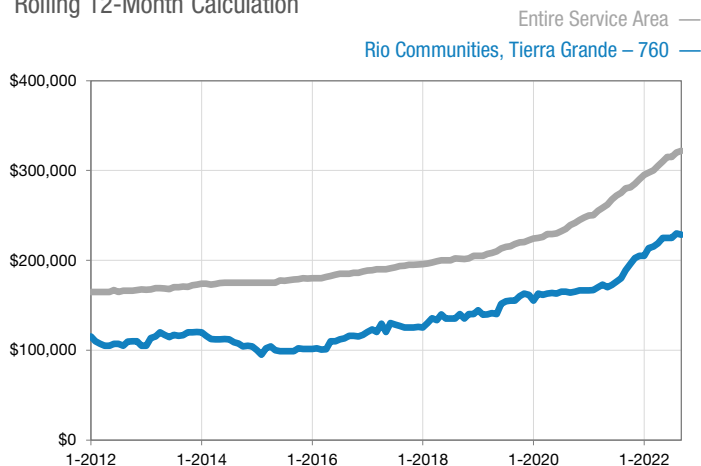
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	1	2	+ 100.0%	22	23	+ 4.5%
Pending Sales	3	3	0.0%	18	21	+ 16.7%
Closed Sales	0	0	0.0%	15	20	+ 33.3%
Days on Market Until Sale	--	--	--	14	8	- 42.9%
Median Sales Price*	--	--	--	\$150,000	\$151,750	+ 1.2%
Average Sales Price*	--	--	--	\$135,696	\$162,605	+ 19.8%
Percent of List Price Received*	--	--	--	101.2%	100.7%	- 0.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

* 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.

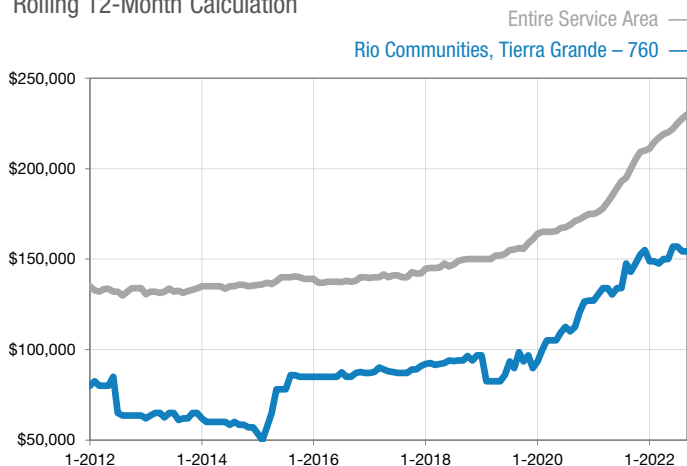
Median Sales Price - Single-Family Detached

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.