

Local Market Update for October 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	8	6	- 25.0%	92	88	- 4.3%
Pending Sales	6	9	+ 50.0%	78	73	- 6.4%
Closed Sales	8	8	0.0%	78	71	- 9.0%
Days on Market Until Sale	25	34	+ 36.0%	23	16	- 30.4%
Median Sales Price*	\$237,500	\$249,500	+ 5.1%	\$202,500	\$230,000	+ 13.6%
Average Sales Price*	\$244,875	\$226,725	- 7.4%	\$215,915	\$223,287	+ 3.4%
Percent of List Price Received*	102.2%	99.0%	- 3.1%	100.4%	100.9%	+ 0.5%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--

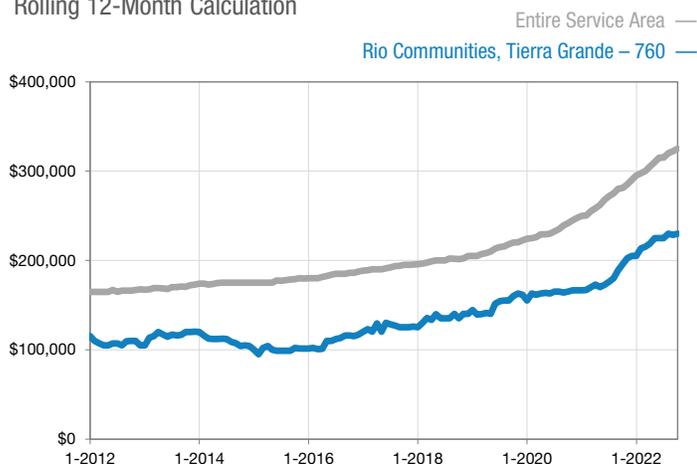
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	25	25	0.0%
Pending Sales	1	4	+ 300.0%	19	25	+ 31.6%
Closed Sales	2	5	+ 150.0%	17	25	+ 47.1%
Days on Market Until Sale	10	35	+ 250.0%	13	14	+ 7.7%
Median Sales Price*	\$168,000	\$177,000	+ 5.4%	\$150,000	\$160,000	+ 6.7%
Average Sales Price*	\$168,000	\$152,400	- 9.3%	\$139,497	\$160,564	+ 15.1%
Percent of List Price Received*	99.2%	93.6%	- 5.6%	101.0%	99.3%	- 1.7%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.5	0.4	- 84.0%	--	--	--

* 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.

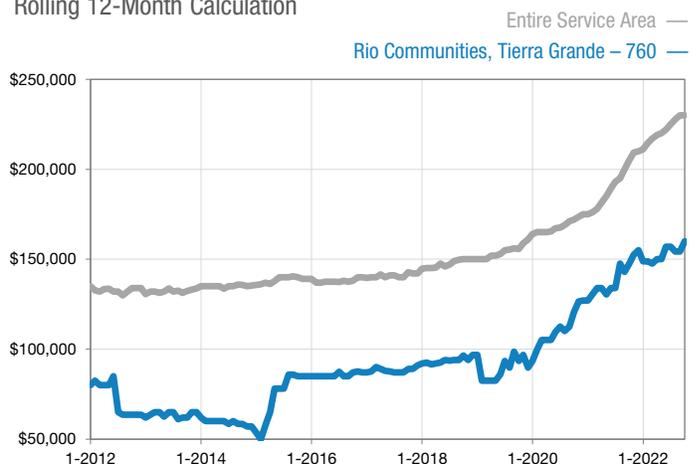
Median Sales Price - Single-Family Detached

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.