

Local Market Update for December 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	5	2	- 60.0%	101	97	- 4.0%
Pending Sales	5	4	- 20.0%	91	78	- 14.3%
Closed Sales	5	4	- 20.0%	89	85	- 4.5%
Days on Market Until Sale	11	7	- 36.4%	22	18	- 18.2%
Median Sales Price*	\$225,000	\$264,950	+ 17.8%	\$205,000	\$230,000	+ 12.2%
Average Sales Price*	\$270,967	\$253,725	- 6.4%	\$220,005	\$231,732	+ 5.3%
Percent of List Price Received*	100.5%	100.0%	- 0.5%	100.4%	100.7%	+ 0.3%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

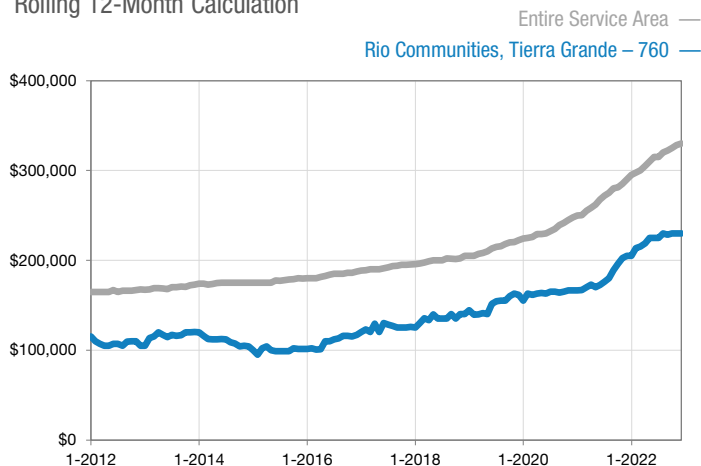
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	1	4	+ 300.0%	28	30	+ 7.1%
Pending Sales	2	2	0.0%	24	28	+ 16.7%
Closed Sales	1	1	0.0%	21	30	+ 42.9%
Days on Market Until Sale	59	148	+ 150.8%	14	20	+ 42.9%
Median Sales Price*	\$185,000	\$97,000	- 47.6%	\$155,000	\$162,500	+ 4.8%
Average Sales Price*	\$185,000	\$97,000	- 47.6%	\$143,259	\$157,203	+ 9.7%
Percent of List Price Received*	108.8%	97.1%	- 10.8%	101.3%	97.8%	- 3.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--

* 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.

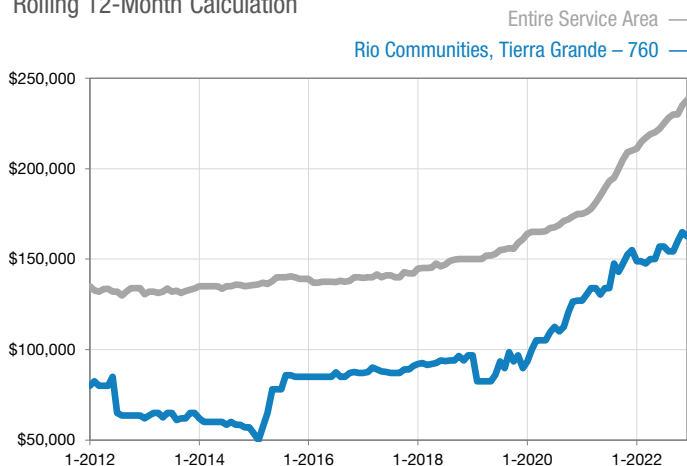
Median Sales Price - Single-Family Detached

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.