

Local Market Update for December 2024

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	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	4	2	- 50.0%	83	66	- 20.5%
Pending Sales	7	9	+ 28.6%	68	58	- 14.7%
Closed Sales	3	4	+ 33.3%	63	60	- 4.8%
Days on Market Until Sale	24	67	+ 179.2%	25	30	+ 20.0%
Median Sales Price*	\$233,000	\$217,500	- 6.7%	\$250,000	\$263,500	+ 5.4%
Average Sales Price*	\$294,333	\$211,875	- 28.0%	\$253,386	\$267,720	+ 5.7%
Percent of List Price Received*	89.5%	91.9%	+ 2.7%	97.7%	99.1%	+ 1.4%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

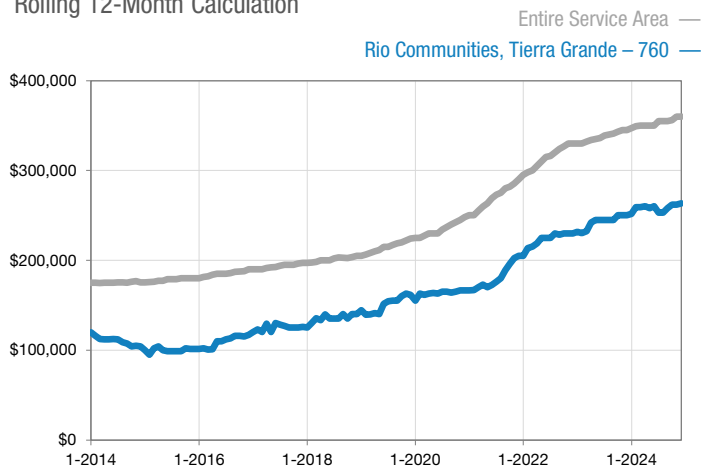
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	2	--	18	22	+ 22.2%
Pending Sales	1	2	+ 100.0%	13	17	+ 30.8%
Closed Sales	0	0	0.0%	13	16	+ 23.1%
Days on Market Until Sale	--	--	--	13	27	+ 107.7%
Median Sales Price*	--	--	--	\$195,000	\$215,000	+ 10.3%
Average Sales Price*	--	--	--	\$188,081	\$209,406	+ 11.3%
Percent of List Price Received*	--	--	--	102.6%	98.8%	- 3.7%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.1	--	--	--	--

* 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.

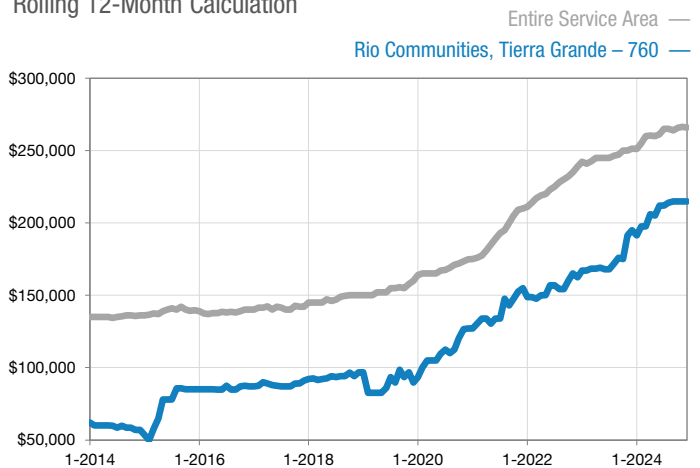
Median Sales Price - Single-Family Detached

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.