



Rio Communities, Tierra Grande – 760

East of Hwy 304 to Manzano Mountains, South of Manzano to Hwy 60 / Socorro County

Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	6	4	- 33.3%	26	26	0.0%
Pending Sales	4	5	+ 25.0%	19	30	+ 57.9%
Closed Sales	4	8	+ 100.0%	20	27	+ 35.0%
Days on Market Until Sale	34	58	+ 70.6%	59	67	+ 13.6%
Median Sales Price*	\$315,000	\$310,000	- 1.6%	\$300,500	\$303,000	+ 0.8%
Average Sales Price*	\$318,025	\$310,438	- 2.4%	\$287,105	\$310,074	+ 8.0%
Percent of List Price Received*	99.2%	97.6%	- 1.6%	97.6%	98.2%	+ 0.6%
Inventory of Homes for Sale	12	14	+ 16.7%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	1	—	4	7	+ 75.0%
Pending Sales	0	3	—	4	10	+ 150.0%
Closed Sales	2	2	0.0%	6	7	+ 16.7%
Days on Market Until Sale	24	21	- 12.5%	66	42	- 36.4%
Median Sales Price*	\$193,000	\$203,745	+ 5.6%	\$202,250	\$194,990	- 3.6%
Average Sales Price*	\$193,000	\$203,745	+ 5.6%	\$201,750	\$207,641	+ 2.9%
Percent of List Price Received*	94.2%	98.3%	+ 4.4%	95.0%	97.9%	+ 3.1%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.5	- 54.5%	—	—	—

* 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.

