

# Local Market Update – May 2026

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

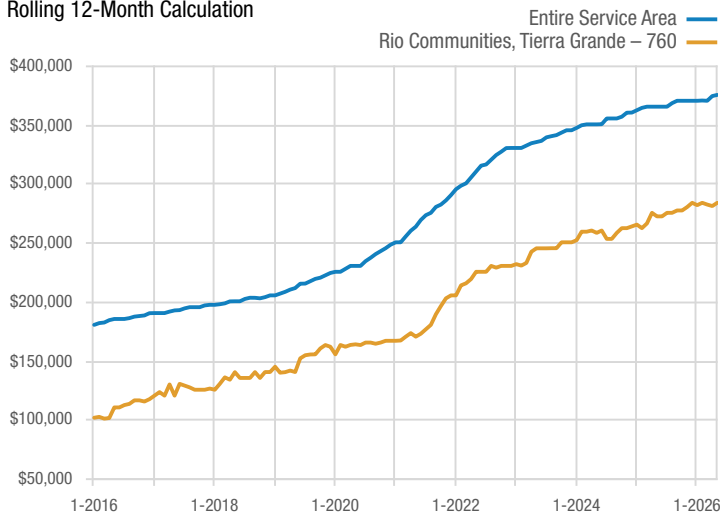
Single-Family Detached		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		9	4	- 55.6%	35	31	- 11.4%
Pending Sales		3	9	+ 200.0%	22	40	+ 81.8%
Closed Sales		5	7	+ 40.0%	25	35	+ 40.0%
Days on Market Until Sale		72	78	+ 8.3%	62	69	+ 11.3%
Median Sales Price*		\$210,000	\$265,000	+ 26.2%	\$290,000	\$299,900	+ 3.4%
Average Sales Price*		\$205,200	\$261,129	+ 27.3%	\$270,724	\$297,854	+ 10.0%
Percent of List Price Received*		97.3%	96.5%	- 0.8%	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale		18	8	- 55.6%	—	—	—
Months Supply of Inventory		3.6	1.2	- 66.7%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		1	1	0.0%	5	8	+ 60.0%
Pending Sales		2	0	- 100.0%	6	10	+ 66.7%
Closed Sales		1	3	+ 200.0%	7	10	+ 42.9%
Days on Market Until Sale		138	106	- 23.2%	76	61	- 19.7%
Median Sales Price*		\$242,500	\$199,000	- 17.9%	\$205,000	\$198,000	- 3.4%
Average Sales Price*		\$242,500	\$221,667	- 8.6%	\$207,571	\$211,849	+ 2.1%
Percent of List Price Received*		98.0%	96.0%	- 2.0%	95.4%	97.3%	+ 2.0%
Inventory of Homes for Sale		1	2	+ 100.0%	—	—	—
Months Supply of Inventory		0.5	1.0	+ 100.0%	—	—	—

\* 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.

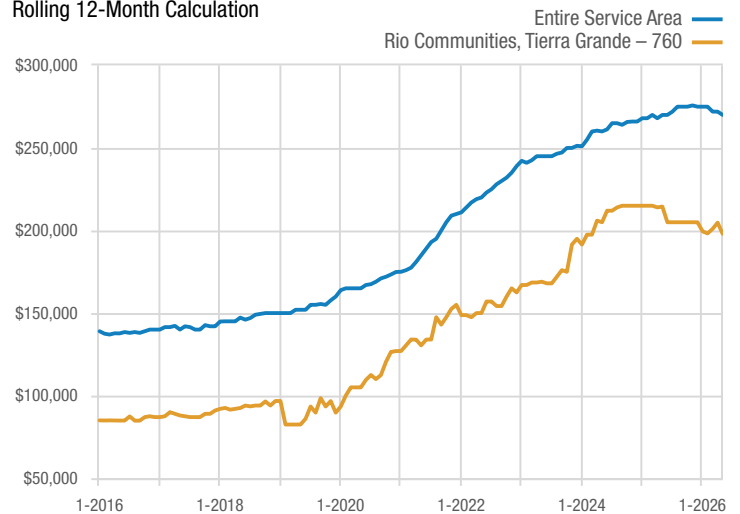
### Median Sales Price - Single-Family Detached

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.

Current as of June 5, 2026. All data from the Southwest Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.