



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	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	6	6	0.0%	21	26	+ 23.8%
Pending Sales	2	5	+ 150.0%	20	20	0.0%
Closed Sales	5	4	- 20.0%	25	20	- 20.0%
Days on Market Until Sale	38	34	- 10.5%	33	59	+ 78.8%
Median Sales Price*	\$250,000	\$315,000	+ 26.0%	\$267,000	\$300,500	+ 12.5%
Average Sales Price*	\$296,200	\$318,025	+ 7.4%	\$273,796	\$287,105	+ 4.9%
Percent of List Price Received*	106.1%	99.2%	- 6.5%	99.5%	97.6%	- 1.9%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	0	- 100.0%	7	4	- 42.9%
Pending Sales	2	1	- 50.0%	4	5	+ 25.0%
Closed Sales	1	2	+ 100.0%	3	6	+ 100.0%
Days on Market Until Sale	13	24	+ 84.6%	14	66	+ 371.4%
Median Sales Price*	\$225,000	\$193,000	- 14.2%	\$185,000	\$202,250	+ 9.3%
Average Sales Price*	\$225,000	\$193,000	- 14.2%	\$193,333	\$201,750	+ 4.4%
Percent of List Price Received*	104.7%	94.2%	- 10.0%	99.0%	95.0%	- 4.0%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.3	0.6	- 73.9%	—	—	—

* 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.

