

Local Market Update – April 2025

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

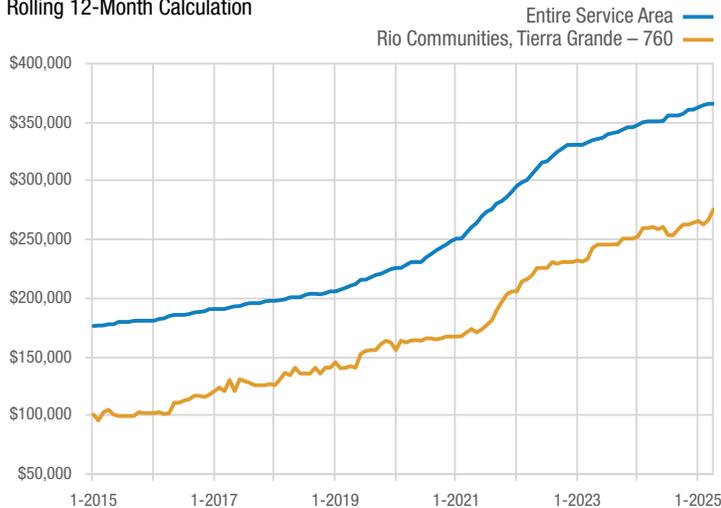
| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 4-2024 | Thru 4-2025 | % Change |
| New Listings | 6 | 6 | 0.0% | 21 | 26 | + 23.8% |
| 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 | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 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.

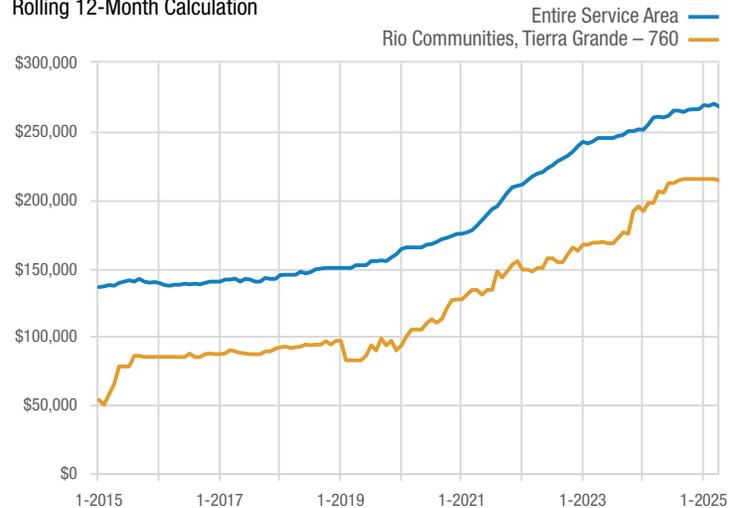
Median Sales Price - Single-Family Detached

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 May 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.