



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	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	10	9	- 10.0%	31	35	+ 12.9%
Pending Sales	5	4	- 20.0%	25	23	- 8.0%
Closed Sales	3	5	+ 66.7%	28	25	- 10.7%
Days on Market Until Sale	15	72	+ 380.0%	31	62	+ 100.0%
Median Sales Price*	\$258,000	\$210,000	- 18.6%	\$264,500	\$290,000	+ 9.6%
Average Sales Price*	\$282,333	\$205,200	- 27.3%	\$274,711	\$270,724	- 1.5%
Percent of List Price Received*	99.1%	97.3%	- 1.8%	99.5%	97.6%	- 1.9%
Inventory of Homes for Sale	11	16	+ 45.5%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	1	- 66.7%	10	5	- 50.0%
Pending Sales	2	2	0.0%	6	6	0.0%
Closed Sales	2	1	- 50.0%	5	7	+ 40.0%
Days on Market Until Sale	5	138	+ 2,660.0%	10	76	+ 660.0%
Median Sales Price*	\$210,000	\$242,500	+ 15.5%	\$205,000	\$205,000	0.0%
Average Sales Price*	\$210,000	\$242,500	+ 15.5%	\$200,000	\$207,571	+ 3.8%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	99.4%	95.4%	- 4.0%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.9	0.5	- 82.8%	—	—	—

\* 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.

