Local Market Update for November 2020

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®

gaar

Rio Communities, Tierra Grande – 760

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

Single-Family Detached

| Key Metrics	November 2019	2020	Percent Change	Year to Date Thru 11-2019	Thru 11-2020	Percent Change
New Listings	9	7	- 22.2%	101	87	- 13.9%
Pending Sales	7	7	0.0%	83	84	+ 1.2%
Closed Sales	5	7	+ 40.0%	78	77	- 1.3%
Days on Market Until Sale	41	14	- 65.9%	71	50	- 29.6%
Median Sales Price*	$164,000	$182,000	+ 11.0%	$161,450	$166,500	+ 3.1%
Average Sales Price*	$140,805	$216,000	+ 53.4%	$153,724	$178,488	+ 16.1%
Percent of List Price Received*	103.1%	98.6%	- 4.4%	98.0%	98.9%	+ 0.9%
Inventory of Homes for Sale	24	5	- 79.2%	--	--	--
Months Supply of Inventory	3.2	0.7	- 78.1%	--	--	--

* 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.

Single-Family Attached

Key Metrics	November 2019	2020	Percent Change	Year to Date Thru 11-2019	Thru 11-2020	Percent Change
New Listings	0	1	--	14	20	+ 42.9%
Pending Sales	2	0	- 100.0%	14	14	0.0%
Closed Sales	0	2	--	14	14	0.0%
Days on Market Until Sale	--	5	--	62	25	- 59.7%
Median Sales Price*	--	$138,450	--	$89,712	$127,000	+ 41.6%
Average Sales Price*	--	$138,450	--	$89,702	$124,343	+ 38.6%
Percent of List Price Received*	--	101.1%	--	95.7%	95.2%	- 0.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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.
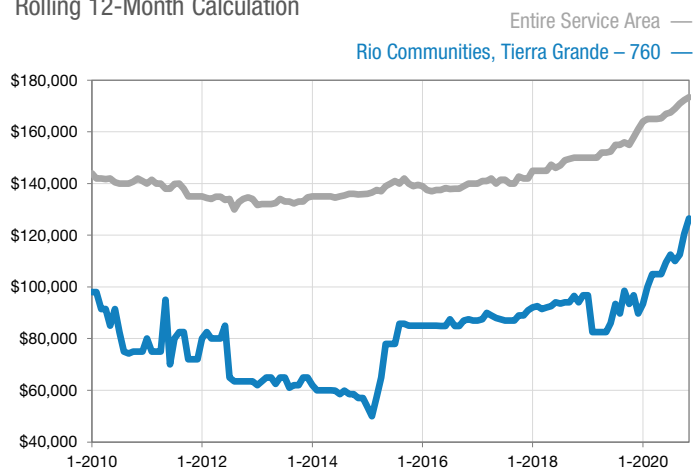
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Rio Communities, Tierra Grande – 760 —
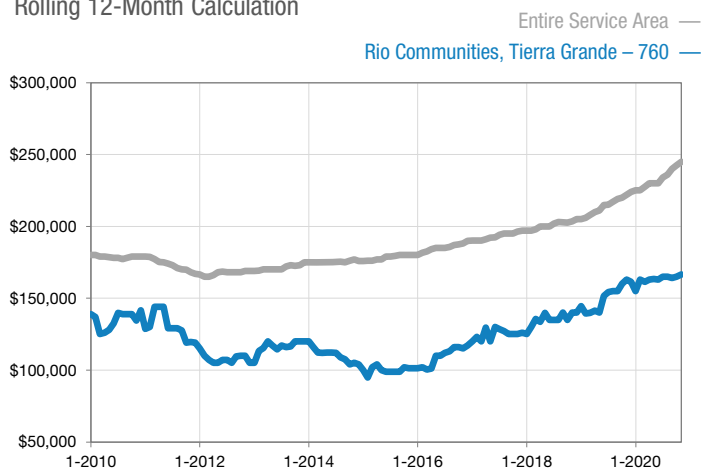
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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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.