Local Market Update for August 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

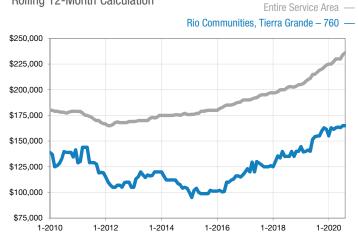| Key Metrics	August 2019	August 2020	Percent Change	Year to Date Thru 8-2019	Year to Date Thru 8-2020	Percent Change
New Listings	14	11	- 21.4%	79	67	- 15.2%
Pending Sales	6	16	+ 166.7%	64	68	+ 6.3%
Closed Sales	9	14	+ 55.6%	57	57	0.0%
Days on Market Until Sale	23	67	+ 191.3%	72	61	- 15.3%
Median Sales Price*	$165,500	$165,500	0.0%	$160,000	$165,000	+ 3.1%
Average Sales Price*	$164,044	$171,964	+ 4.8%	$152,981	$174,176	+ 13.9%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	97.5%	98.9%	+ 1.4%
Inventory of Homes for Sale	30	8	- 73.3%	--	--	--
Months Supply of Inventory	4.0	1.0	- 75.0%	--	--	--

* 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.

Single-Family Attached

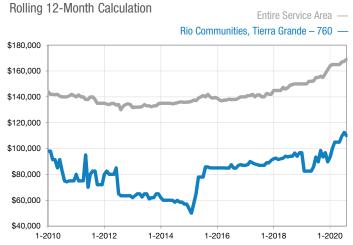| Key Metrics	August 2019	August 2020	Percent Change	Year to Date Thru 8-2019	Year to Date Thru 8-2020	Percent Change
New Listings	2	0	- 100.0%	12	15	+ 25.0%
Pending Sales	1	1	0.0%	10	11	+ 10.0%
Closed Sales	0	1	--	9	8	- 11.1%
Days on Market Until Sale	--	2	--	85	26	- 69.4%
Median Sales Price*	--	$110,000	--	$81,000	$112,500	+ 38.9%
Average Sales Price*	--	$110,000	--	$81,303	$110,113	+ 35.4%
Percent of List Price Received*	--	100.0%	--	94.2%	92.6%	- 1.7%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.7	--	--	--	--	--

* 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 —
Rio Communities, Tierra Grande – 760 —

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.