

Local Market Update for July 2020

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	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	13	8	- 38.5%	65	56	- 13.8%
Pending Sales	14	8	- 42.9%	58	53	- 8.6%
Closed Sales	7	9	+ 28.6%	48	43	- 10.4%
Days on Market Until Sale	35	93	+ 165.7%	81	58	- 28.4%
Median Sales Price*	\$135,000	\$166,500	+ 23.3%	\$154,750	\$165,000	+ 6.6%
Average Sales Price*	\$126,936	\$179,200	+ 41.2%	\$150,906	\$174,896	+ 15.9%
Percent of List Price Received*	100.6%	99.6%	- 1.0%	97.3%	99.1%	+ 1.8%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--

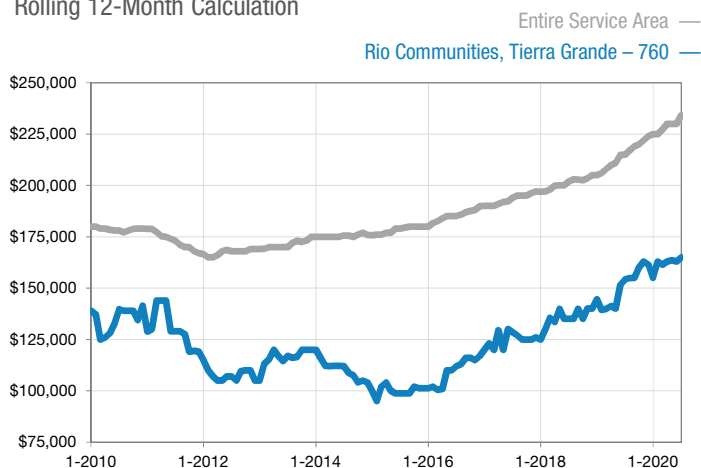
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	3	3	0.0%	10	15	+ 50.0%
Pending Sales	2	3	+ 50.0%	9	11	+ 22.2%
Closed Sales	1	1	0.0%	9	7	- 22.2%
Days on Market Until Sale	101	119	+ 17.8%	85	30	- 64.7%
Median Sales Price*	\$105,000	\$115,000	+ 9.5%	\$81,000	\$115,000	+ 42.0%
Average Sales Price*	\$105,000	\$115,000	+ 9.5%	\$81,303	\$110,129	+ 35.5%
Percent of List Price Received*	100.0%	95.8%	- 4.2%	94.2%	91.5%	- 2.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

* 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.

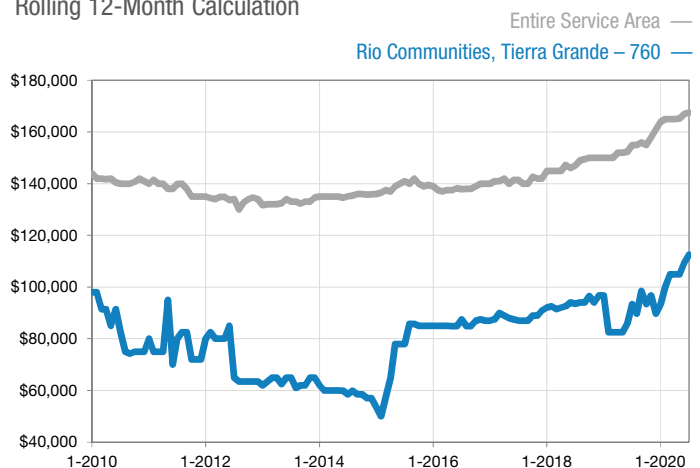
Median Sales Price - Single-Family Detached

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.