

# Local Market Update for June 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	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
<b>Key Metrics</b>						
New Listings	8	8	0.0%	52	48	- 7.7%
Pending Sales	4	10	+ 150.0%	44	46	+ 4.5%
Closed Sales	9	6	- 33.3%	41	34	- 17.1%
Days on Market Until Sale	74	29	- 60.8%	88	49	- 44.3%
Median Sales Price*	\$165,000	<b>\$144,850</b>	- 12.2%	\$155,000	<b>\$161,500</b>	+ 4.2%
Average Sales Price*	\$168,111	<b>\$179,100</b>	+ 6.5%	\$154,999	<b>\$173,757</b>	+ 12.1%
Percent of List Price Received*	97.8%	<b>99.4%</b>	+ 1.6%	96.7%	<b>98.9%</b>	+ 2.3%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	3.8	1.7	- 55.3%	--	--	--

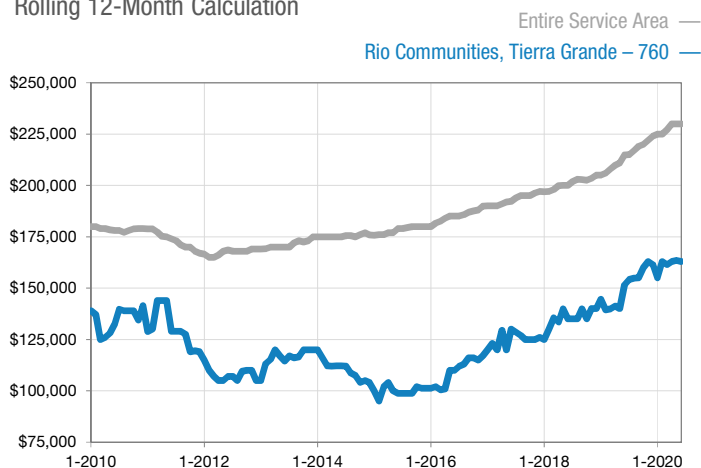
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
	2019	2020	Percent Change	Thru 6-2019	Thru 6-2020	Percent Change
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	7	12	+ 71.4%
Pending Sales	1	2	+ 100.0%	7	9	+ 28.6%
Closed Sales	2	1	- 50.0%	8	6	- 25.0%
Days on Market Until Sale	123	26	- 78.9%	83	15	- 81.9%
Median Sales Price*	\$96,712	<b>\$127,000</b>	+ 31.3%	\$80,000	<b>\$116,000</b>	+ 45.0%
Average Sales Price*	\$96,712	<b>\$127,000</b>	+ 31.3%	\$78,341	<b>\$109,317</b>	+ 39.5%
Percent of List Price Received*	96.0%	<b>95.8%</b>	- 0.2%	93.5%	<b>90.8%</b>	- 2.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

\* 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.

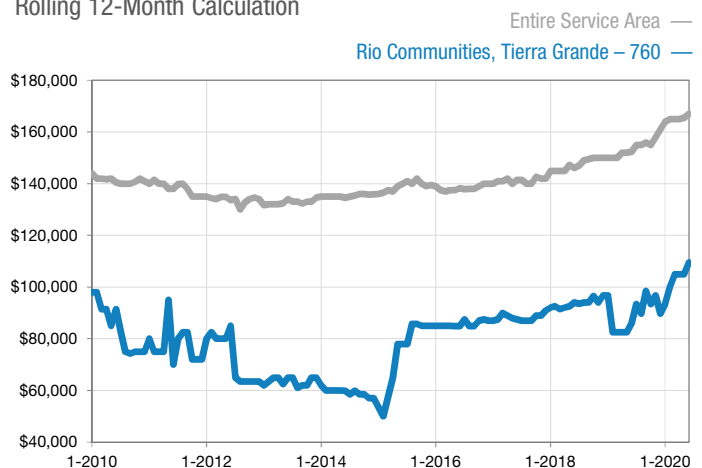
### Median Sales Price - Single-Family Detached

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.