

Local Market Update for December 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 | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 12-2019 | Thru 12-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 7 | 4 | - 42.9% | 108 | 91 | - 15.7% |
| Pending Sales | 6 | 6 | 0.0% | 89 | 89 | 0.0% |
| Closed Sales | 12 | 8 | - 33.3% | 90 | 85 | - 5.6% |
| Days on Market Until Sale | 58 | 12 | - 79.3% | 69 | 47 | - 31.9% |
| Median Sales Price* | \$162,350 | \$175,500 | + 8.1% | \$161,450 | \$166,500 | + 3.1% |
| Average Sales Price* | \$170,479 | \$180,563 | + 5.9% | \$155,958 | \$178,683 | + 14.6% |
| Percent of List Price Received* | 96.0% | 97.2% | + 1.3% | 97.7% | 98.7% | + 1.0% |
| Inventory of Homes for Sale | 19 | 4 | - 78.9% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 0.5 | - 80.8% | -- | -- | -- |

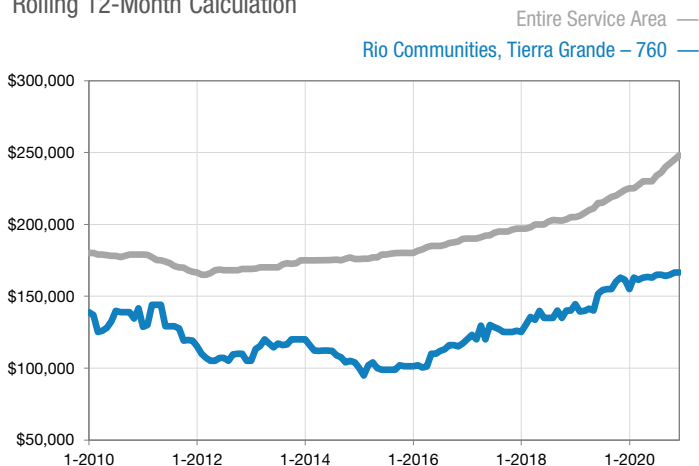
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | December | | | Year to Date | | |
|---------------------------------|----------|------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | Thru 12-2019 | Thru 12-2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 0 | 0.0% | 14 | 20 | + 42.9% |
| Pending Sales | 0 | 1 | -- | 14 | 15 | + 7.1% |
| Closed Sales | 2 | 0 | - 100.0% | 16 | 14 | - 12.5% |
| Days on Market Until Sale | 130 | -- | -- | 71 | 25 | - 64.8% |
| Median Sales Price* | \$90,000 | -- | -- | \$89,712 | \$127,000 | + 41.6% |
| Average Sales Price* | \$90,000 | -- | -- | \$89,739 | \$124,343 | + 38.6% |
| Percent of List Price Received* | 86.8% | -- | -- | 94.6% | 95.2% | + 0.6% |
| Inventory of Homes for Sale | 0 | 2 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 1.3 | -- | -- | -- | -- |

* 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.

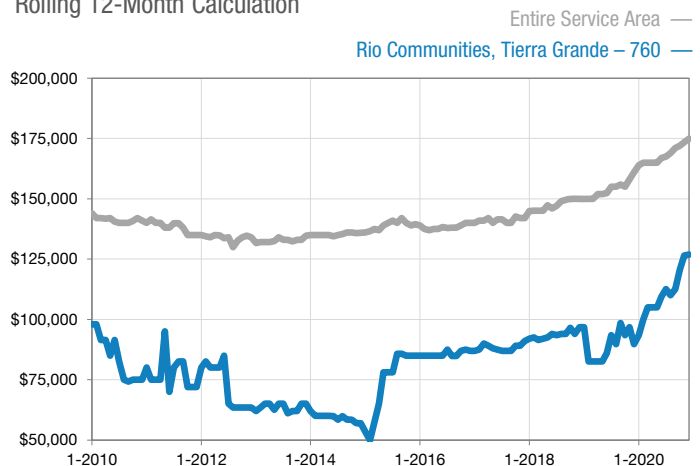
Median Sales Price - Single-Family Detached

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.