

Local Market Update for January 2019

This is 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	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	7	6	- 14.3%	7	6	- 14.3%
Pending Sales	6	11	+ 83.3%	6	11	+ 83.3%
Closed Sales	10	5	- 50.0%	10	5	- 50.0%
Days on Market Until Sale	72	130	+ 80.6%	72	130	+ 80.6%
Median Sales Price*	\$136,600	\$205,000	+ 50.1%	\$136,600	\$205,000	+ 50.1%
Average Sales Price*	\$132,310	\$183,000	+ 38.3%	\$132,310	\$183,000	+ 38.3%
Percent of List Price Received*	97.0%	93.3%	- 3.8%	97.0%	93.3%	- 3.8%
Inventory of Homes for Sale	26	29	+ 11.5%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

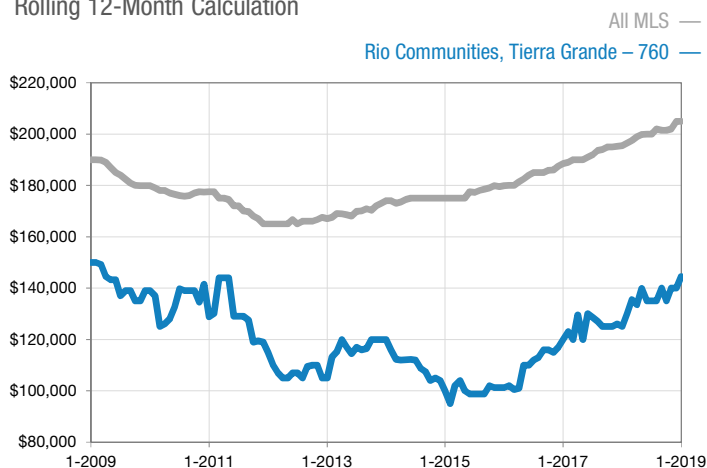
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	3	2	- 33.3%	3	2	- 33.3%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	99	85	- 14.1%	99	85	- 14.1%
Median Sales Price*	\$93,500	\$69,500	- 25.7%	\$93,500	\$69,500	- 25.7%
Average Sales Price*	\$93,500	\$69,500	- 25.7%	\$93,500	\$69,500	- 25.7%
Percent of List Price Received*	96.3%	87.4%	- 9.2%	96.3%	87.4%	- 9.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

* 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.

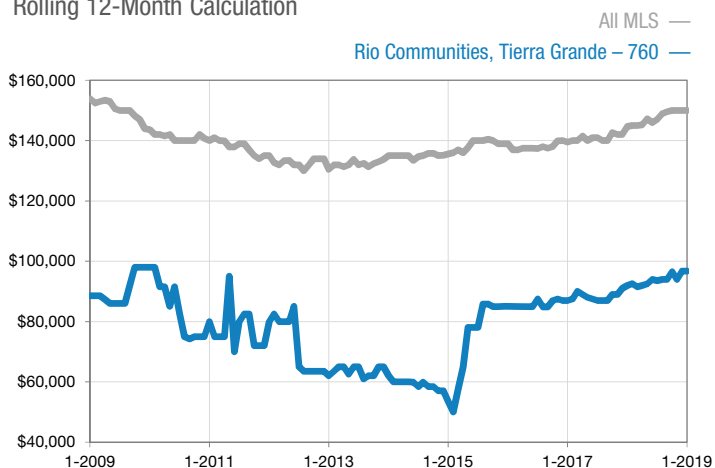
Median Sales Price - Single-Family Detached

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.