

Local Market Update for August 2019

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	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	14	14	0.0%	79	80	+ 1.3%
Pending Sales	10	8	- 20.0%	56	68	+ 21.4%
Closed Sales	5	8	+ 60.0%	56	56	0.0%
Days on Market Until Sale	49	24	- 51.0%	69	73	+ 5.8%
Median Sales Price*	\$120,000	\$166,750	+ 39.0%	\$137,450	\$161,450	+ 17.5%
Average Sales Price*	\$143,790	\$174,488	+ 21.3%	\$138,659	\$154,275	+ 11.3%
Percent of List Price Received*	97.2%	98.9%	+ 1.7%	97.4%	97.5%	+ 0.1%
Inventory of Homes for Sale	35	26	- 25.7%	--	--	--
Months Supply of Inventory	5.3	3.3	- 37.7%	--	--	--

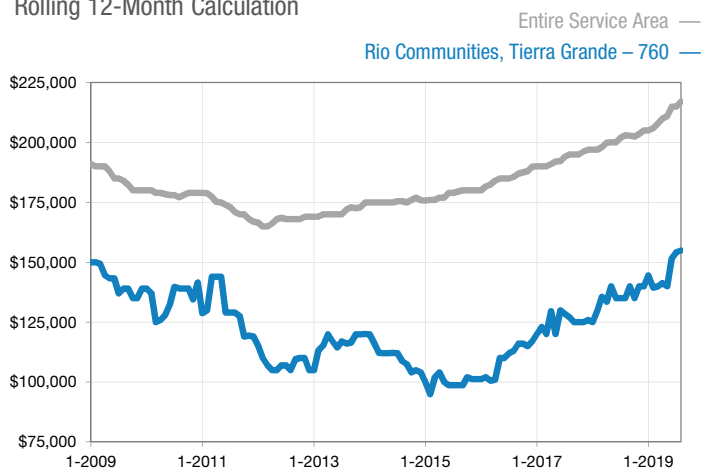
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	1	2	+ 100.0%	21	12	- 42.9%
Pending Sales	2	1	- 50.0%	15	10	- 33.3%
Closed Sales	1	0	- 100.0%	15	9	- 40.0%
Days on Market Until Sale	8	--	--	75	85	+ 13.3%
Median Sales Price*	\$96,500	--	--	\$94,000	\$81,000	- 13.8%
Average Sales Price*	\$96,500	--	--	\$88,337	\$81,303	- 8.0%
Percent of List Price Received*	100.0%	--	--	93.6%	94.2%	+ 0.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.0	2.7	- 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.

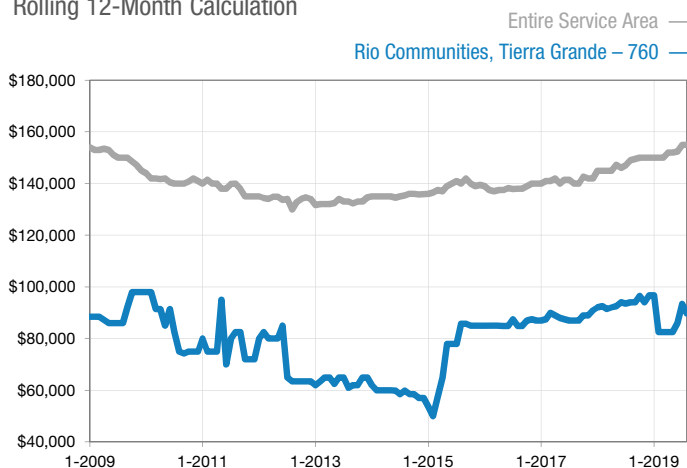
Median Sales Price - Single-Family Detached

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.