

Local Market Update for May 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	13	7	- 46.2%	44	40	- 9.1%
Pending Sales	11	12	+ 9.1%	40	37	- 7.5%
Closed Sales	4	7	+ 75.0%	32	28	- 12.5%
Days on Market Until Sale	28	71	+ 153.6%	92	54	- 41.3%
Median Sales Price*	\$160,000	\$185,000	+ 15.6%	\$148,750	\$165,000	+ 10.9%
Average Sales Price*	\$157,290	\$176,257	+ 12.1%	\$151,311	\$172,612	+ 14.1%
Percent of List Price Received*	96.4%	100.9%	+ 4.7%	96.4%	98.8%	+ 2.5%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	3.5	2.1	- 40.0%	--	--	--

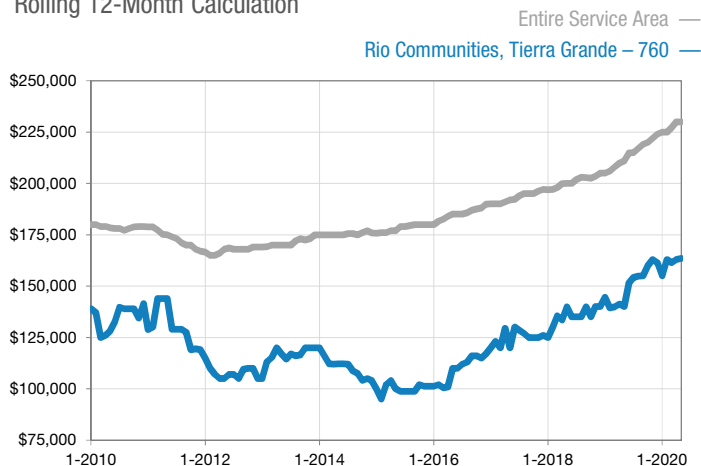
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	0	2	--	6	10	+ 66.7%
Pending Sales	1	1	0.0%	6	7	+ 16.7%
Closed Sales	0	0	0.0%	6	5	- 16.7%
Days on Market Until Sale	--	--	--	69	13	- 81.2%
Median Sales Price*	--	--	--	\$74,150	\$105,000	+ 41.6%
Average Sales Price*	--	--	--	\$72,217	\$105,780	+ 46.5%
Percent of List Price Received*	--	--	--	92.7%	89.8%	- 3.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

* 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.

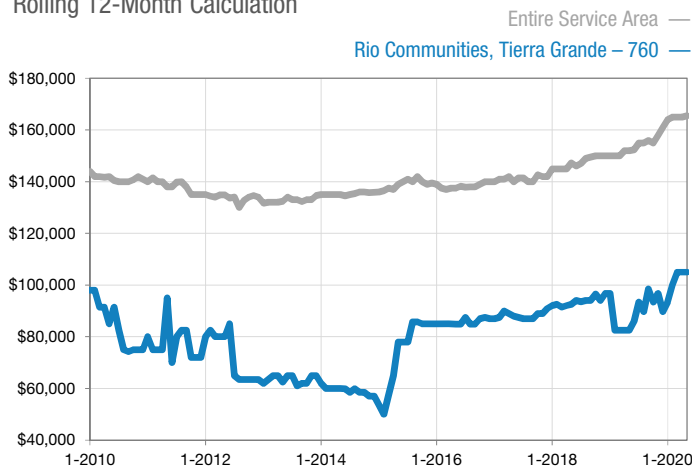
Median Sales Price - Single-Family Detached

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.