

# Local Market Update for June 2024

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		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	4	6	+ 50.0%	39	37	- 5.1%
Pending Sales	2	4	+ 100.0%	38	29	- 23.7%
Closed Sales	2	2	0.0%	38	30	- 21.1%
Days on Market Until Sale	25	20	- 20.0%	32	31	- 3.1%
Median Sales Price*	\$325,000	<b>\$328,450</b>	+ 1.1%	\$250,000	<b>\$264,500</b>	+ 5.8%
Average Sales Price*	\$325,000	<b>\$328,450</b>	+ 1.1%	\$256,947	<b>\$278,293</b>	+ 8.3%
Percent of List Price Received*	96.5%	<b>98.5%</b>	+ 2.1%	98.0%	<b>99.4%</b>	+ 1.4%
Inventory of Homes for Sale	3	12	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	2.4	+ 380.0%	--	--	--

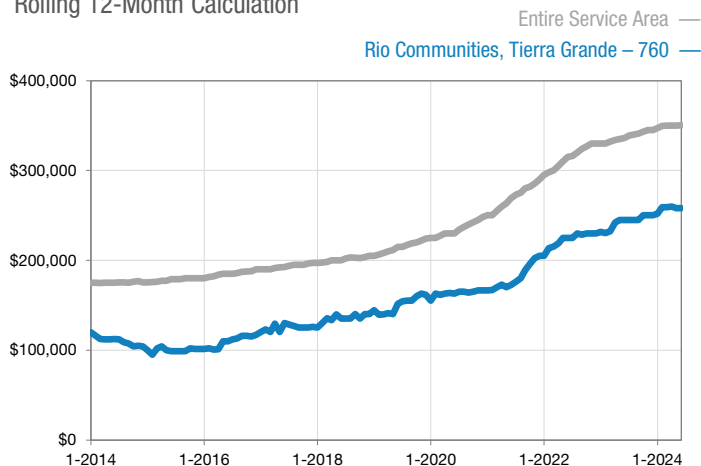
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	1	5	+ 400.0%	14	15	+ 7.1%
Pending Sales	0	2	--	8	8	0.0%
Closed Sales	0	2	--	9	7	- 22.2%
Days on Market Until Sale	--	28	--	11	15	+ 36.4%
Median Sales Price*	--	<b>\$245,500</b>	--	\$175,000	<b>\$215,000</b>	+ 22.9%
Average Sales Price*	--	<b>\$245,500</b>	--	\$180,228	<b>\$213,000</b>	+ 18.2%
Percent of List Price Received*	--	<b>98.3%</b>	--	104.3%	<b>99.1%</b>	- 5.0%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.5	4.2	+ 740.0%	--	--	--

\* 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.

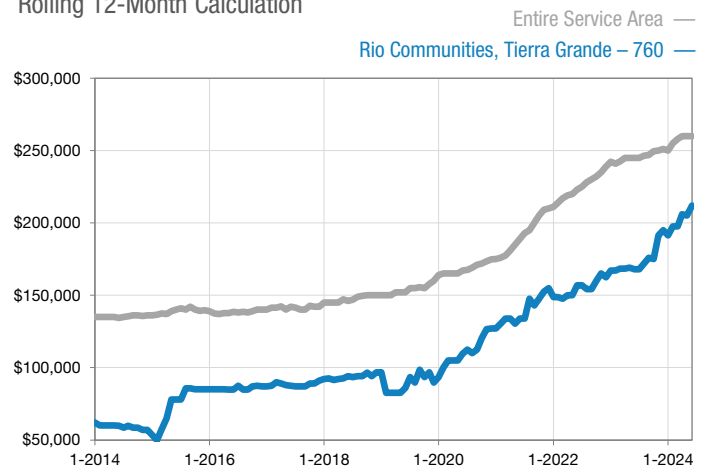
### Median Sales Price - Single-Family Detached

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.