

# Local Market Update – January 2025

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

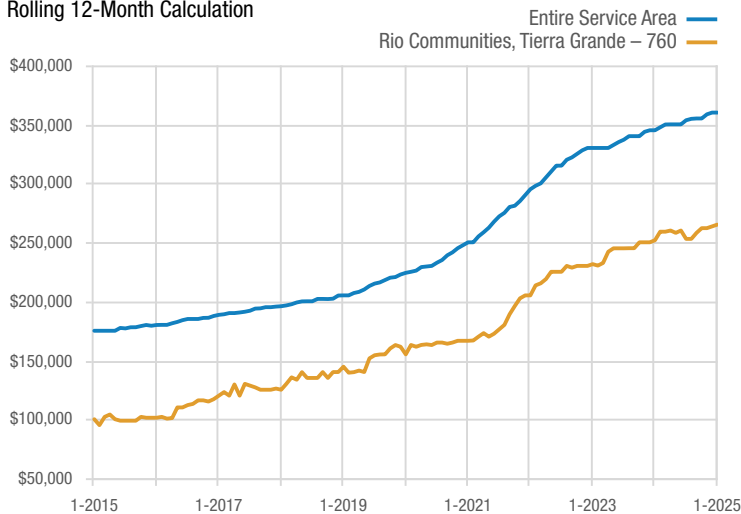
Single-Family Detached	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	5	7	+ 40.0%	5	7	+ 40.0%
Pending Sales	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	7	4	- 42.9%	7	4	- 42.9%
Days on Market Until Sale	34	111	+ 226.5%	34	111	+ 226.5%
Median Sales Price*	\$280,000	\$300,500	+ 7.3%	\$280,000	\$300,500	+ 7.3%
Average Sales Price*	\$259,714	\$298,750	+ 15.0%	\$259,714	\$298,750	+ 15.0%
Percent of List Price Received*	97.7%	97.5%	- 0.2%	97.7%	97.5%	- 0.2%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	1.5	2.2	+ 46.7%	—	—	—

Single-Family Attached	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	23	136	+ 491.3%	23	136	+ 491.3%
Median Sales Price*	\$185,000	\$205,000	+ 10.8%	\$185,000	\$205,000	+ 10.8%
Average Sales Price*	\$185,000	\$205,000	+ 10.8%	\$185,000	\$205,000	+ 10.8%
Percent of List Price Received*	97.9%	95.4%	- 2.6%	97.9%	95.4%	- 2.6%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	1.6	+ 166.7%	—	—	—

\* 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.

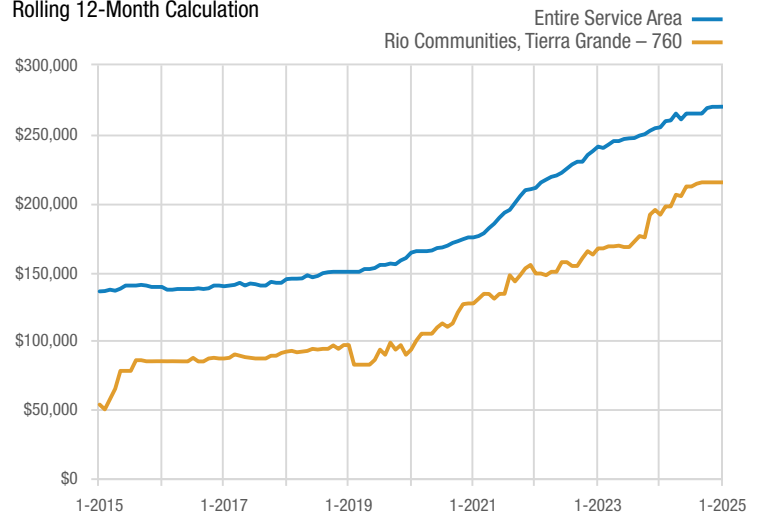
### Median Sales Price - Single-Family Detached

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.

Current as of February 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.