



Rio Communities, Tierra Grande – 760

East of Hwy 304 to Manzano Mountains, South of Manzano to Hwy 60 / Socorro County

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	6	4	- 33.3%	11	12	+ 9.1%
Pending Sales	5	7	+ 40.0%	11	11	0.0%
Closed Sales	7	5	- 28.6%	14	9	- 35.7%
Days on Market Until Sale	41	68	+ 65.9%	37	87	+ 135.1%
Median Sales Price*	\$285,000	\$305,000	+ 7.0%	\$282,500	\$305,000	+ 8.0%
Average Sales Price*	\$279,857	\$289,000	+ 3.3%	\$269,786	\$293,333	+ 8.7%
Percent of List Price Received*	98.4%	93.7%	- 4.8%	98.0%	95.4%	- 2.7%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	2	3	+ 50.0%
Pending Sales	0	1	—	1	2	+ 100.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	166	—	23	151	+ 556.5%
Median Sales Price*	—	\$245,000	—	\$185,000	\$225,000	+ 21.6%
Average Sales Price*	—	\$245,000	—	\$185,000	\$225,000	+ 21.6%
Percent of List Price Received*	—	98.4%	—	97.9%	96.9%	- 1.0%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.7	1.7	+ 142.9%	—	—	—

* 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.

