

# Local Market Update – March 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

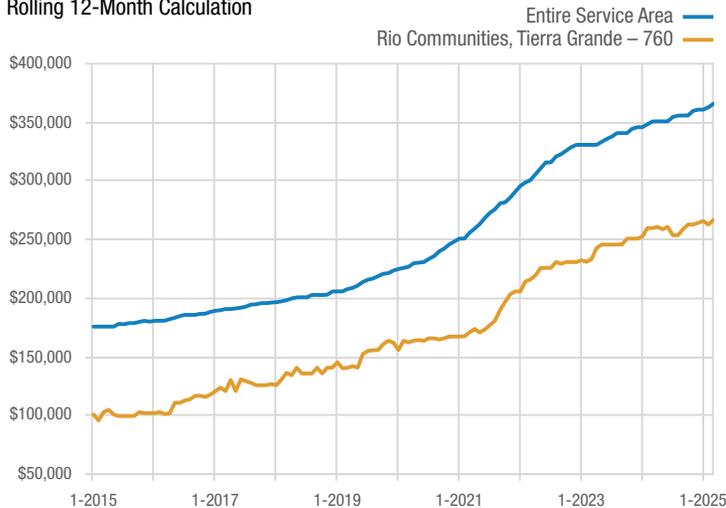
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	4	8	+ 100.0%	15	20	+ 33.3%
Pending Sales	7	4	- 42.9%	18	15	- 16.7%
Closed Sales	6	7	+ 16.7%	20	16	- 20.0%
Days on Market Until Sale	21	38	+ 81.0%	32	66	+ 106.3%
Median Sales Price*	\$257,450	<b>\$272,000</b>	+ 5.7%	\$275,000	<b>\$293,000</b>	+ 6.5%
Average Sales Price*	\$264,483	<b>\$261,429</b>	- 1.2%	\$268,195	<b>\$279,375</b>	+ 4.2%
Percent of List Price Received*	97.4%	<b>99.6%</b>	+ 2.3%	97.9%	<b>97.3%</b>	- 0.6%
Inventory of Homes for Sale	3	11	+ 266.7%	—	—	—
Months Supply of Inventory	0.6	2.2	+ 266.7%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	3	1	- 66.7%	5	4	- 20.0%
Pending Sales	1	2	+ 100.0%	2	4	+ 100.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	6	24	+ 300.0%	15	87	+ 480.0%
Median Sales Price*	\$170,000	<b>\$187,250</b>	+ 10.1%	\$177,500	<b>\$202,250</b>	+ 13.9%
Average Sales Price*	\$170,000	<b>\$187,250</b>	+ 10.1%	\$177,500	<b>\$206,125</b>	+ 16.1%
Percent of List Price Received*	94.4%	<b>93.8%</b>	- 0.6%	96.2%	<b>95.3%</b>	- 0.9%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

\* 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.

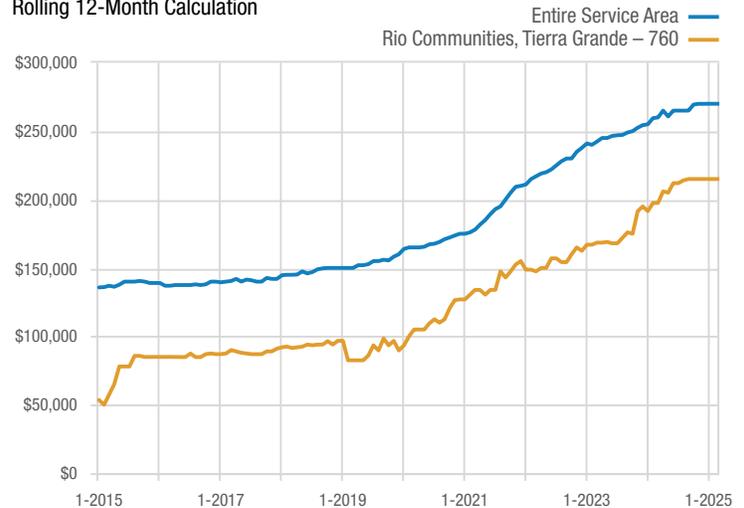
### Median Sales Price - Single-Family Detached

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 April 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.