

# Local Market Update for August 2024

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



## Rio Rancho Central – 161

East of Rainbow Blvd, South of Northwest Loop, West of Unser Blvd NE, North of Northern Blvd

Single-Family Detached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	37	33	- 10.8%	202	270	+ 33.7%
Pending Sales	23	37	+ 60.9%	176	219	+ 24.4%
Closed Sales	24	27	+ 12.5%	180	199	+ 10.6%
Days on Market Until Sale	9	18	+ 100.0%	15	17	+ 13.3%
Median Sales Price*	\$308,000	\$322,500	+ 4.7%	\$285,500	\$312,000	+ 9.3%
Average Sales Price*	\$298,875	\$330,391	+ 10.5%	\$289,827	\$319,794	+ 10.3%
Percent of List Price Received*	101.3%	99.1%	- 2.2%	100.8%	99.9%	- 0.9%
Inventory of Homes for Sale	36	41	+ 13.9%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

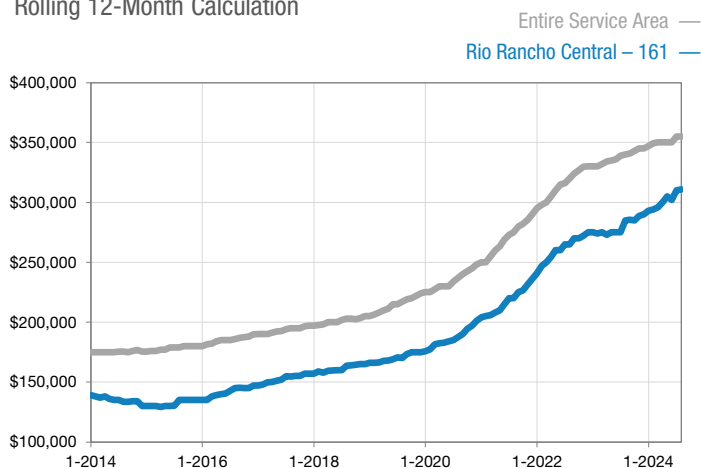
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	0	0	0.0%	0	3	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

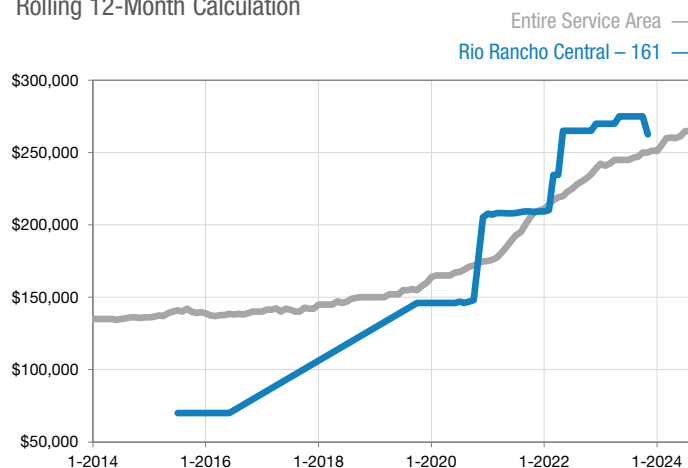
### Median Sales Price - Single-Family Detached

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.