

Local Market Update for August 2024

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



Rio Rancho North – 160

East of Unser Blvd NE, South of Northwest Loop / Hwy 550, West of Rio Rancho Blvd, North of Paseo del Volcan

Single-Family Detached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	72	57	- 20.8%	441	427	- 3.2%
Pending Sales	49	38	- 22.4%	329	313	- 4.9%
Closed Sales	51	38	- 25.5%	305	292	- 4.3%
Days on Market Until Sale	38	51	+ 34.2%	40	50	+ 25.0%
Median Sales Price*	\$401,590	\$416,998	+ 3.8%	\$398,990	\$414,998	+ 4.0%
Average Sales Price*	\$427,088	\$437,364	+ 2.4%	\$426,710	\$437,294	+ 2.5%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	99.5%	99.2%	- 0.3%
Inventory of Homes for Sale	96	107	+ 11.5%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

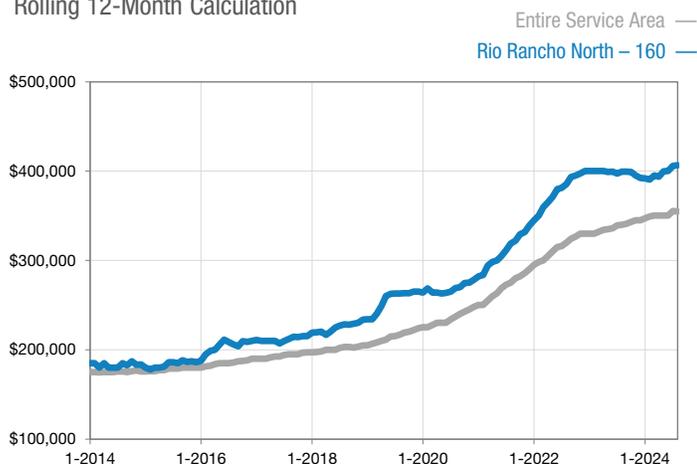
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
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	0	0.0%	--	--	--
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.

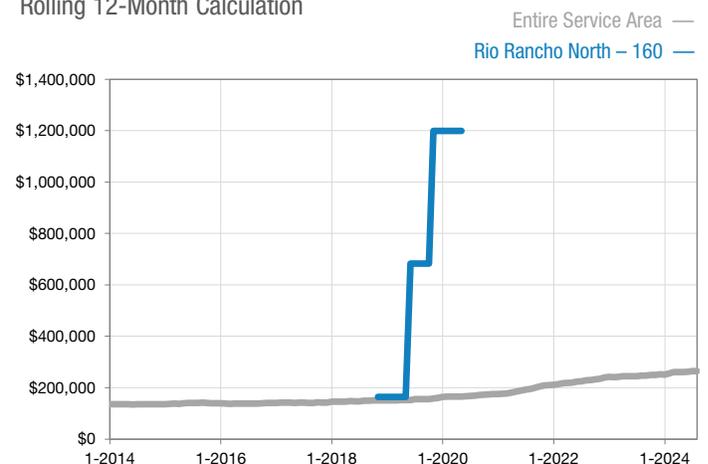
Median Sales Price - Single-Family Detached

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.